EXHIBIT I

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2	UNITED STATES BANKRUPTCY COURT
3	SOUTHERN DISTRICT OF NEW YORK
4	Case No. 18-23538-rdd
5	
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8	In the Matter of:
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10	SEARS HOLDINGS CORPORATION, et al.,
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12	Debtors.
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14	x
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16	United States Bankruptcy Court
17	300 Quarropas Street, Room 248
18	White Plains, New York
19	
20	June 20, 2019
21	10:06 AM
22	
23	B E F O R E:
24	HON. ROBERT D. DRAIN
25	U.S. BANKRUPTCY JUDGE

Page 2 1 18-23538-rdd Sears Holdings Corporation, et al. 2 Ch 11 3 4 Notice of Agenda of Matters Scheduled for Hearing on June 5 20, 2019 at 10:00 a.m. 6 7 Motion of Milton Manufacturing, LLC to Allow and Compel 8 Payment of Administrative Expense Claim Under 11 U.S.C. 9 §503(b) for Craftsman Branded Goods Delivered to the Debtor 10 Post-Petition Filed by Joel D. Applebaum on behalf of Milton 11 Manufacturing, LLC [ECF No. 1477] 12 13 Motion of William Juiris for Relief from the Automatic Stay 14 [ECF No. 2745] 15 16 Third Omnibus Objection of Debtors to Motions for Relief 17 from Stay [ECF No. 3877] 18 Motion of Trustees of the Estate of Bernice Pauahi Bishop, 19 20 d/b/a Kamehameha Schools, LLC to Compel Payment of 21 Post-Petition Rent and Related Lease Obligations Pursuant to 22 11 U.S.C. §§ 105(a), 363(e), 365(d)(3) and 503(b)(1)(A) 23 and to Pay all Subsequent Amounts Owed on a Timely Basis 24 Filed by Robert L. LeHane on Behalf of Trustees of the 25 Estate of Bernice Pauahi Bishop [ECF No. 2414]

Page 3 1 2 Omnibus Objection of Transform to Licensor and Landlord Motions to Compel Filed by Luke A. Barefoot on Behalf of 3 4 Transform Holdco LLC [ECF No. 2832] 5 6 Debtors' Response and Reservation of Rights with Respect to 7 Motion of Trustees of the Estate of Bernice Pauahi Bishop, 8 d/b/a Kamehameha Schools, LLC to Compel Payment of 9 Post-Petition Rent and Related Lease Obligations Pursuant to 10 11 U.S.C. §§ 105(a), 363(e), 365(d)(3) and 503(b)(1)(A) 11 and to Pay all Subsequent Amounts Owed on a Timely Basis 12 [ECF No. 3169] 13 14 Motion for Entry of an Order Pursuant to Section 1114(d) of 15 the Bankruptcy Code Directing the Appointment of a Committee 16 of Retired Employees Filed by James N. Lawlor on Behalf of 17 Richard Bruce, Ronald Olbrysh [ECF No. 4054] 18 19 Debtors' Objection to Motion of Retirees Pursuant to Section 20 1114(d) of the Bankruptcy Code Filed by Jacqueline Marcus 21 [ECF No. 4238] 22 23 24 25

Page 4 1 Qualified Joinder of the Official Committee of Unsecured 2 Creditors to the Debtors' Objection to Motion of Retirees Pursuant to Section 1114(d) of the Bankruptcy Code Filed by 3 Ira S. Dizengoff on Behalf of Official Committee of 4 5 Unsecured Creditors of Sears Holdings Corporation, et al. 6 [ECF No. 4239] 7 8 Motion of Jeffrey Pfeiffer for Relief from the Automatic 9 Stay to Allow Civil Litigation on Appeal to Proceed Filed by 10 David J. Gallagher on Behalf of Jeffrey Pfeiffer [ECF No. 11 2633] 12 13 Second Omnibus Objection of Debtors to Motions for Relief 14 from Stay Filed by Garret A. Fail on Behalf of Sears 15 Holdings Corporation [ECF No. 3149] 16 17 Motion of Santa Rosa Mall, LLC for Relief from the Automatic 18 Stay and Memorandum in Support Thereof and/or to Declare 19 that the Insurance Proceeds Are Not Part of the Bankruptcy 20 Estate Filed by Sonia E. Colon on Behalf of Santa Rosa Mall, 21 LLC [ECF No. 3475] 22 23 24 25

Page 5 1 Debtors' Objection to Motion of Santa Rosa Mall, LLC for 2 Relief from the Automatic Stay and Memorandum in Support Thereof and/or to Declare that the Insurance Proceeds Are 3 4 Not Part of the Bankruptcy Estate [ECF No. 4224] 5 6 Notice of Assumption and Assignment of Additional 7 Designatable Leases [ECF No. 3298] 8 9 Supplemental Objection of Bradshaw Westwood Trust to 10 (1) Debtors' Proposed Cure Amount and Possible Assumption 11 and Assignment of Lease, and (2) Notice of Assumption and 12 Assignment of Additional Designatable Leases, and 13 Supplemental Demand for Security Pursuant to 14 11 U.S.C. § 365(1) [ECF No. 3579] 15 16 Supplemental Objections to Cure Amount, Adequate Assurance 17 Information, and Restrictive Covenant Conditions of Landlord 18 Starboard Platform Brighton JV LLC in Response to Notice of Assumption and Assignment of Additional Designatable Leases 19 20 [ECF No. 3851] 21 22 KDI Rivergate Mall, LLC's (A) Objection to Notice of Assumption and Assignment of Additional Designatable Leases, 23 24 (B) Objection to Proposed Cure Amount, and (C) Restrictive 25 Covenant Objection [ECF No. 3544]

Page 6 1 2 Supplemental Objection of Vornado Realty L.P. and Certain of its Wholly-Owned and Controlled Subsidiaries, as Landlord, 3 to Transform Holdco LLC's Notice of Assumption and 4 5 Assignment of Additional Designatable Lease [ECF No. 3529] 6 7 Supplemental Objection of Interprop Bedford, LLC, as 8 Landlord, to Transform Holdco LLC's Notice of Assumption and 9 Assignment of Additional Designatable Leases [ECF No. 3526] 10 11 Motion of Tata Consultancy Services Ltd. to Allow and Compel 12 Payment of Administrative Expense Claim Under 11 U.S.C. § 503(b)(1)(A) for Services Performed 13 14 Post-Petition [ECF No. 3949] 15 16 McAndrews, Held and Malloy's First Interim Fee Application 17 for Compensation Earned from October 15, 2018 Through February 28, 2019 [ECF No. 3087] 18 19 20 FEE MATTERS 21 First Application for Final Professional Compensation of 22 Wachtell, Lipton, Rosen & Katz for Amy R. Wolf, Debtors' 23 Attorney; Period: 10/15/2018 to 3/18/2019 [ECF No. 3185] 24 25

Page 7 1 First Interim Fee Application of Akin Gump Strauss Hauer & 2 Feld LLP as Counsel to the Official Committee of Unsecured Creditors for Allowance of Compensation for Services 3 Rendered and Reimbursement of Expenses for the Period of 4 5 October 24, 2018 Through and Including February 28, 2019 6 [ECF No. 3190] 7 8 First Interim Fee Application of Young Conaway Stargatt & 9 Taylor, LLP, as Conflicts Counsel for the Debtors for the 10 Period from October 15, 2018 through February 8, 2019 [ECF 11 No. 3191] 12 13 First Interim Application of Houlihan Lokey Capital, Inc., Investment Banker to the Official Committee of Unsecured 14 15 Creditors for Interim Allowance of Compensation for 16 Professional Services Rendered and Reimbursement of Actual 17 and Necessary Expenses Incurred from October 29, 2018 Through February 28, 2019 [ECF No. 3194] 18 19 20 First Interim Application of FTI Consulting Inc., Financial 21 Advisor to the Official Committee of Unsecured Creditors of 22 Sears Holdings Corporation, et al., for Interim Allowance of Compensation and Reimbursement of Expenses for the Period 23 24 from October 25, 2018 Through February 28, 2019 [ECF No. 25 3195]

Page 8 1 2 First Application for Interim Professional Compensation of Prime Clerk LLC, as Administrative Agent to the Debtors, for 3 Services Rendered and Reimbursement of Expense for the 4 5 Period from the Commencement Date Through February 28, 2019 6 [ECF No. 3196] 7 8 First Application for Interim Professional Compensation of 9 Evercore Group L.L.C. for Allowance of an Administrative 10 Claim for Compensation for Services Rendered and 11 Reimbursement of Expenses Incurred as Investment Banker to 12 the Debtors for the Period from October 15, 2018 Through and Including March 14, 2019 [ECF No. 3204] 13 14 15 First Application for Interim Professional Compensation of 16 Alvarez & Marsal North America, LLC as Financial Advisors 17 for the Debtors from October 15, 2018 Through February 28, 2019 [ECF No. 3205] 18 19 20 First Application for Interim Professional Compensation of 21 Stout Risius Ross, LLC, Real Estate Consultant and Advisor 22 for the Debtors, for the Period from November 21, 2018 Through and Including February 28, 2019 [ECF No. 3206] 23 24 25

Page 9 1 First Application for Interim Professional Compensation of 2 Paul, Weiss, Rifkind, Wharton & Garrison LLP, Attorneys for 3 the Debtors and Debtors in Possession, for the Period from October 15, 2018 Through and Including February 28, 2019 4 5 [ECF No. 3207] 6 7 First Interim Fee Application of Deloitte Transactions and Business Analytics LLP for Compensation for Services 8 9 Rendered and Reimbursement of Expenses Incurred as 10 Bankruptcy Advisor from November 1, 2018 Through February 11 28, 2019 [ECF No. 3213] 12 13 First Interim Fee Application of Deloitte Tax LLP for 14 Compensation for Services Rendered and Reimbursement of 15 Expenses Incurred as Tax Services Provider From October 5, 16 2018 Through February 28, 2019 [ECF No. 3220] 17 First Interim Fee Application of Deloitte & Touche LLP for 18 Compensation for Services Rendered and Reimbursement of 19 20 Expenses Incurred as Independent Auditor and Advisor from 21 October 5, 2018 Through February 28, 2019 [ECF No. 3223] 22 23 First Interim Fee Application of Lazard Freres & Co. LLC, Investment Banker to the Debtors, for the Period from 24 25 October 15, 2018 through February 28, 2019 [ECF No. 3217]

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2	First Application of Weil, Gotshal & Manges LLP, as
3	Attorneys for Debtors, for Interim Allowance of Compensation
4	for Professional Services Rendered and Reimbursement of
5	Actual and Necessary Expenses Incurred from October 15, 2018
6	Through and Including February 28, 2019 [ECF No. 3224]
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25	Transcribed by: Lisa Beck

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Page 19 1 PROCEEDINGS THE COURT: Please be seated. Okay. 2 3 morning. In re Sears Holdings Corporation. MR. SCHROCK: Good morning, Your Honor. Ray 4 5 Schrock, Weil, Gotshal & Manges, on behalf of the debtors. 6 I'm here with my partners, Jacqueline Marcus and Garrett 7 Fail. 8 THE COURT: Good morning. 9 MR. SCHROCK: Good morning. 10 Your Honor, before we move into the agendas -- the matters set for agenda today, I did want to note just a very 11 12 important case development for the Court and parties-in-13 interest. 14 Your Honor, I'm very pleased to announce that 15 following the disclosure statement hearing and after several 16 rounds of good faith, efforts to settle all plan terms with 17 the unsecured creditors' committee, the debtors and the unsecured creditors' committee have agreed in principle on 18 19 the terms of a global settlement for the UCC support of a 20 plan of liquidation. 21 I'll highlight some of the key terms and just 22 address a couple of scheduling matters related to them. 23 In terms of the liquidating trust board 24 composition, we've agreed to make a change. It was 25 previously a three-member board to whom the debtors won from

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the UCC. We're going to a five-member board, three designated by the UCC in the very near term, two that would be designated by the debtors. The designees will not be current holders of claims against the debtors' estate. We are putting a disclosure in the liquidating -- we're putting a disclosure related to liquidating trust funding that we -- to reflect an anticipated funding of \$25 million into the litigation trust. That will not be a condition precedent but that is a disclosure item.

We've also agreed upon factors to be considered in selecting a liquidating trustee as well as primary litigation counsel for the liquidating trust. And we have a procedure that all of the parties have agreed upon for selecting those board members in the near term, selecting counsel in the near term, and then if there's a disagreement that there can be parties -- a way for parties to raise objection relating to those selection items. We're very hopeful that won't ever be necessary but it was really built around kind of driving consensus where four out of five members would have to agree and that the standard would be the best interest of the estate.

We've also given the UCC consent rights related to settling estate causes of action related to APA settlement issues to the extent they result in a settlement or impairment of estate causes of action, 507(b) issues as well

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as administrative claim issues.

This was not easy but it was well worth it. As a result, we did have a delay in commencing solicitation.

But -- and as a result, just mechanically, Your Honor, I think it's impossible to get there by July 23rd. I still think it will be an immense savings for the estate not having the debtors and the unsecured creditors' committee litigating with one another over these items and other plan related items. So we're working with the UCC on those plan modifications.

We've notified certain of the key

parties-in-interest including the second lienholders, the

so-called 507(b) claims holders, the United States trustee

and, you know, we're quite hopeful that this will at least

eliminate one key barrier to confirmation of the debtors'

plan. And what we'd like to do is just talk with parties

about the -- and with the Court-- I know we've been in touch

with the Court about a -- with your deputy around another

revised date in August for confirmation.

I think we need to huddle up with the unsecured creditors' committee and the parties to make sure that we can make sure everyone's available and ensure those dates in August, come back to the Court and I think related to the 507(b) litigation, which has its own separate schedule, we're just going to huddle up with the parties around -- in

Page 22 1 light of the adjourned confirmation date and if there's any 2 issues around scheduling for that piece of the litigation, we would come back to the Court and address it in a separate 3 scheduling conference. 4 5 THE COURT: Okay. 6 MR. SCHROCK: Okay. 7 THE COURT: All right. Well, this is obviously a 8 good development. Based on your summary, it does not seem 9 to me that you need to circulate another disclosure 10 statement and get another disclosure statement approval 11 hearing scheduled, that you can simply amend the disclosure statement that was previously approved. You still have the 12 13 blackline with all the changes addressing the committee's 14 objections so that should be fairly easy to deal with. 15 It doesn't sound like these are -- these are 16 important but it doesn't sound like these are complicated 17 provisions to spend a lot of time drafting --MR. SCHROCK: Correct. 18 THE COURT: -- redrafting the plan over. So --19 20 MR. SCHROCK: That's right, Your Honor. And the 21 key -- I should have mentioned. These are not economic 22 terms so --THE COURT: Well, they're important terms. 23 24 MR. SCHROCK: -- but they're important terms --25 THE COURT: Right.

Page 23 1 MR. SCHROCK: -- in terms of I think that from a 2 focus of some of the other parties-in-interest that these were not things that would change any of the numbers that 3 were in the disclosure statement --4 5 THE COURT: Right. 6 MR. SCHROCK: -- previously circulated. 7 THE COURT: Except hopefully, it'll reduce the 8 cost of the case. 9 MR. SCHROCK: Yes. Yes. That is our hope, Your 10 Honor. 11 THE COURT: Okay. I guess one question I had is 12 in addition to just the drafting, which should be fairly 13 simple, and making sure that the August dates or date works, 14 is there any other -- you mentioned that people would be 15 nominating various people? 16 MR. SCHROCK: Uh-huh. 17 THE COURT: But is that contemplated to be done 18 within the time frame we're focusing on here? MR. SCHROCK: Yes, Your Honor. So we're 19 20 contemplating that we would nominate respective board 21 members in the very near term --22 THE COURT: Okay. 23 MR. SCHROCK: -- over the coming days, that those 24 parties would then begin the selection of professionals in 25 advance of the confirmation hearing. But we think it's

Page 24 1 important to resolve certain key issues prior to -- like 2 around the APA, for instance, and other issues, you know, in advance of confirmation before that happens. 3 4 THE COURT: Okay. 5 MR. SCHROCK: But we're still -- I would give you 6 specific dates but we're literally still going back and 7 forth in light of the adjourned confirmation hearing date. 8 THE COURT: Right. Okay. Very well. Do you have 9 anything to add, Mr. Dublin? 10 MR. DUBLIN: Good morning, Your Honor. Phil 11 Dublin, Akin Gump, for the committee. 12 The only thing I'd like to add, one, is to thank 13 the debtors and the special committee for their cooperation 14 in reaching the agreement that we did. And the committee 15 would anticipate and fully expects to be able to submit a 16 letter with the disclosure statement supporting the plan and 17 recommending that parties vote in favor of the plan. As Mr. Schrock mentioned, we expect to have our 18 19 designees determined within the next day or two with 20 respect --21 THE COURT: Oh, okay. 22 MR. DUBLIN: -- with respect to the board. 23 THE COURT: All right. MR. DUBLIN: And then we'll work with the debtors 24 25 in order to have that board up and running as a shadow board

Page 25 1 in order to start working on the issues that they need to 2 address as we get towards confirmation and thereafter. 3 THE COURT: Okay. Very well. Thank you. 4 MR. DUBLIN: Thank you. THE COURT: All right. 5 6 MR. SCHROCK: Your Honor, just one last item. 7 was going to get this last but I do want to thank the 8 unsecured creditors' committee, the members of the 9 restructuring committee, the subcommittee and their 10 professionals for working together on this. This is a very 11 important settlement for the estate. I don't want to 12 understate it. It's really a seminal moment in the 13 conclusion of these cases. 14 THE COURT: Okay. I agree with that. 15 All right. Anything else to report or should we 16 just move to the agenda? 17 MR. SCHROCK: We'll move to the agenda next, Your 18 Honor. 19 THE COURT: Okay. 20 MS. MARCUS: Good morning, Your Honor. Jacqueline 21 Marcus, Weil Gotshal & Manges, on behalf of Sears Holdings 22 Corporation and its affiliated debtors. 23 Before we actually get to the first item on the 24 agenda, Your Honor, I wanted to apologize for the confusion 25 yesterday regarding the agenda letter. And we had

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inadvertently left off a couple of items and spoke to chambers and I think the preference was that we not refile. So I just wanted to note two matters that are not going forward today but that should have been included on the agenda and that weren't just so that the Court and other parties are aware of the status. THE COURT: Okay. MS. MARCUS: The first is the hearing on the motion by QBE Insurance Corporation for relief from the automatic stay for purposes of filing declaratory litigation in the U.S. district court against former directors.

ECF number 3910 and the response which was ECF number 421.

That motion has been adjourned to the July 11th omnibus

THE COURT: Okay.

MS. MARCUS: The second is the notice of presentment of stipulation agreement and order authorizing debtors to assume and assign unexpired nonresidential real property leases for the Quincy, Illinois location. It's ECF number 3970 and the objection filed by the Victor Reagan Family Trust. And that's adjourned to the July 11th omnibus hearing date as well.

THE COURT: Okay.

MS. MARCUS: The first item on the agenda, Your Honor, is the motion of the trustees of the estate of

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hearing date.

Page 27 1 Bernice Pauahi Bishop doing business as the Kamehameha --2 THE COURT: Kamehameha. MS. MARCUS: Okay. You got it -- Schools to 3 4 compel payment of post-petition rent and related (indiscernible). It's ECF number 2414. 5 6 THE COURT: Right. 7 MS. MARCUS: Your Honor, we've been before you a 8 few times on this matter. And I'm happy to say we've 9 reached what we think is a very favorable resolution for the benefit of all parties. 10 11 At the heart of the dispute was the landlord's contention that the relevant lease included an escalation 12 13 clause and that the post-petition rent paid by the debtors 14 was inadequate in light of the rent increase. Due to the 15 fact that Transform has the obligation to pay rent during 16 the designation rights period, negotiation of a resolution 17 was really a three-way process. The parties reached an agreement. And the terms 18 of the agreement are reflected in the proposed order that 19 was filed on June 18th at ECF number 4270. 20 21 The salient terms of the resolution reflected in 22 the order are as follows: the lease is rejected as of April 23 15th, 2019. The amount of the post-petition arrears owed by 24 the debtors is set at \$700,428. Notably, Your Honor, we

settled on a revised rental rate that's halfway between what

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Pg 29 of 125 Page 28 the landlord requested and what the debtors contended the revised rent should be. The landlord also agreed that at this time, it will only seek payment from the debtors of 80 percent of that post-petition arrearage amount. And the 20 percent will be treated as an administrative expense claim that will be paid under the plan. The payment to be made by the debtors, which is a payment of approximately \$560,000, will be paid from the adequate protection account previously set up for the benefit of the landlord. That account was in the amount of approximately \$759,000. So there will be about \$190,000 released to the debtors that they can use. Finally, Transform has agreed to pay the landlord its share of the post-petition arrearage and its share is \$487,460 plus a number -- an additional amount for attorneys' fees. So unless you have any other questions, Your Honor, we request the Court enter the proposed order. THE COURT: So it's going to be a proposed stipulation order or is this just an order --MS. MARCUS: It's just an order. THE COURT: -- that will be attached --MS. MARCUS: That's correct. THE COURT: The agreement will be attached to

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1	MS. MARCUS: Actually
2	THE COURT: for reference.
3	MS. MARCUS: the parties just agreed on the
4	form of the order.
5	THE COURT: Okay.
6	MS. MARCUS: So we didn't do a stipulation. It's
7	just the
8	THE COURT: So the order itself is the
9	settlement
10	MS. MARCUS: That's correct.
11	THE COURT: as well as the order. Okay.
12	This is counsel for the trustees of Bernice
13	Bishop are they here? No?
14	MS. MCLOUGHLIN: Yes, Your Honor. I'm on the
15	phone.
16	THE COURT: Okay. Anything to add to that, ma'am?
17	MS. MCLOUGHLIN: No. We agree with everything
18	counsel has represented. And we want to thank the parties
19	for resolving this complicated matter.
20	THE COURT: Okay. Well, I'm fairly familiar with
21	this matter because it has been carried for quite a while.
22	And you can e-mail the proposed order for entry to chambers.
23	MS. MARCUS: Thank you, Your Honor.
24	THE COURT: Thanks.
25	MS. MARCUS: Number 2, Your Honor, on the agenda

Page 30

is the 1114 motion filed by certain retirees of Sears. And that's going to be handled by Mr. Lawlor from the Wollmuth firm.

THE COURT: Okay.

MR. LAWLOR: Good morning, Your Honor. James
Lawlor, Wollmuth Maher & Deutsch, on behalf of retirees,
Richard Bruce and Ronald Olbrysh. That's how you say his
name. So good morning.

THE COURT: Good morning.

MR. LAWLOR: Your Honor, we're here because Sears terminated the life insurance benefits of, roughly, 29,000 former employees who were part of a class action that led to a settlement in 2001 which was approved by district court in Chicago in 2001. And I don't think it's disputed that the settlement itself makes it clear that the benefits would never be reduced or modified beyond the schedule in that settlement. And as a result, we believe that those benefits were vested. And I think the (indiscernible) document we've seen that suggests to the contrary is the summary plan description that was circulated in 2007 which is apparently the only plan document that the debtors have been able to find and it contains what appears to be a reservation of rights in that document.

Our view is that that document cannot trump a court-approved class action settlement. It can't amend the

	Page 31
1	terms. It certainly wasn't agreed to by the, at that time,
2	90,000 employees who were part of the class.
3	THE COURT: Can I interrupt you just for a second?
4	MR. LAWLOR: Sure.
5	THE COURT: The stipulation of settlement wasn't
6	attached in the papers in connection with this motion to
7	form
8	MR. LAWLOR: Yes. They were
9	THE COURT: a committee.
10	MR. LAWLOR: I'm sorry.
11	THE COURT: We dug it out because it was when
12	there's an objection to the disclosure
13	MR. LAWLOR: Yes.
14	THE COURT: it was attached.
15	MR. LAWLOR: Yes.
16	THE COURT: So I have that. I note that was still
17	subject to the district court's approval. I don't have that
18	order or you know, I don't know whether this is the final
19	version or were there any changes. Is there any
20	MR. LAWLOR: So, Your Honor
21	THE COURT: understanding on that?
22	MR. LAWLOR: So let me clarify.
23	THE COURT: And I appreciate you were class
24	counsel. So
25	MR. LAWLOR: Yeah. I wasn't class counsel but we

Page 32 1 did do a lot of work to try to find --2 THE COURT: You were or weren't? 3 MR. LAWLOR: I was not. 4 THE COURT: Oh. Your colleague was --5 MR. LAWLOR: Mr. Mulder was. 6 THE COURT: -- who appeared last time. Okay. 7 MR. LAWLOR: So the actual stipulation was attached to the reply as Exhibit A that we filed on Tuesday 8 9 which does include all the signature pages because I believe 10 the version that was in the disclosure statement missed the 11 last page. So that -- we did provide that. 12 The minute order that was provided was attached to the Mulder declaration was the order that we could find. 13 14 We've requested the Court get the documents from the 15 archives to then produce the actual document and the order 16 that approved the settlement at the fairness hearing. 17 We understand that the archives, they've been sent 18 to Chicago. We don't know if they're in Chicago. We 19 haven't found the document yet. 20 THE COURT: All right. 21 MR. LAWLOR: So what we have is the settlement 22 that Mr. Mulder believes is the final. And we have the 23 minute order that says it was approved at a fairness 24 hearing. The question is was there a modification of that 25 settlement subsequent to the document that we produced.

	Page 33
1	THE COURT: And he doesn't think
2	MR. LAWLOR: We don't believe so.
3	THE COURT: He doesn't think so.
4	MR. LAWLOR: No.
5	THE COURT: Okay. So my other question is that
6	the class is defined in your stipulation. In fact, there
7	was an attachment with the list and then a mechanism to add
8	people to the list if before the approval
9	MR. LAWLOR: Yes.
10	THE COURT: (indiscernible). When you refer to
11	the retirees, are you referring to that class or to all
12	retirees including people that retired, you know, in 2010,
13	for example, or after the settlement?
14	MR. LAWLOR: So as I understand the settlement, it
15	only for those employees that were prior to 1997 or
16	there's like a little wedge there in '97. They were
17	entitled to the members of the class and received a benefit
18	for the balance of their life.
19	THE COURT: Right.
20	MR. LAWLOR: Subsequent retirees would not have
21	fallen within that class.
22	THE COURT: Right.
23	MR. LAWLOR: So it was a fixed class at that time
24	as I understand it.
25	THE COURT: So does your motion cover all retirees

Page 34 1 or just those class members? 2 MR. LAWLOR: It's only with the class members that 3 I've been asked to represent, Your Honor --4 THE COURT: Okay. 5 MR. LAWLOR: -- not all retirees. 6 THE COURT: All right. Okay. Thanks. 7 MR. LAWLOR: Okay. So, Your Honor, so we are 8 faced with a situation where the debtor notwithstanding the 9 stipulation, has terminated the benefits --10 THE COURT: Right. 11 MR. LAWLOR: -- which causes a number of issues 12 for a lot of people. Obviously, the retirees are in a 13 situation where they have to go try to find replacement 14 insurance at 80 years old. I don't think that's very --15 THE COURT: Right. And this is life insurance. 16 MR. LAWLOR: -- economical. It's life insurance. 17 So -- and there are retirees who are, unfortunately, you know, dying daily. We've had at least three since I've been 18 19 involved with the case. I've been told that there are three 20 that have passed away. And there are a number of retirees 21 that have called us and tried to -- they've tried to find 22 replacement insurance. And they're still trying. 23 THE COURT: Can I interrupt you again? 24 MR. LAWLOR: Sure. 25 THE COURT: As I read the debtors' response --

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	Page 35
1	maybe this is more a question for the debtors' counsel. The
2	insurers have agreed to carry this through August. So I
3	guess if someone died in June or May, they get the benefit?
4	I
5	MR. LAWLOR: I don't think there's
6	THE COURT: I don't know the answer to that
7	question. I wasn't sure what that meant, that sentence
8	meant.
9	MS. MARCUS: That's true with respect, Your Honor,
10	to the Allstate policy.
11	MR. LAWLOR: It's only one
12	MS. MARCUS: It's a smaller policy.
13	THE COURT: Okay.
14	MS. MARCUS: It's not a larger security
15	(indiscernible).
16	THE COURT: Okay.
17	MR. LAWLOR: Right. That's the 12 former senior
18	executives.
19	THE COURT: Right.
20	MR. LAWLOR: They've that's what the debtors
21	have done with them. They had not done that for the
22	THE COURT: All right.
23	MR. LAWLOR: 29,000 retirees.
24	THE COURT: If someone unfortunately passes away
25	in that other policy before August, they're

Page 36 1 MR. LAWLOR: Right. 2 THE COURT: -- covered although they -- people who don't --3 4 MR. LAWLOR: Right. 5 THE COURT: -- should be looking at least, right? 6 MR. LAWLOR: Right. The issue, though, that that 7 creates is that, under 1114, if the benefits weren't 8 properly terminated then the debtors breach the vested 9 benefit requirement. They're now administrative expenses 10 because the way 1114 reads, if you don't properly terminate, 11 you generate an administrative expense priority for the 12 unpaid benefit during that period of time until termination. 13 And there was no preliminary hearing. There were none of 14 the usual protections for either the estate or the retirees. 15 So we're at the point now where it's been several 16 months. I understand the debtors have a very delicate case. 17 It's obviously not one of the more solvent large cases that 18 we have. But it appears to me just from 10,000 feet they're creating more expenses than they're saving because unless 19 20 those benefits are properly terminated, they're going to 21 have a very large administrative claim. 22 The other big issue that comes in here is I don't know if any of these retirees received notice of a bar date. 23 24 I don't know if any of these retirees were advised of an 25 administrative bar date. I suspect none of them have been.

You know, there's no mechanism in place to tell them that they, in fact, may have a claim.

So our view is that a committee could be very helpful to resolve that. I still think, under 1114, the committee's required. Once they're vested, I know there's a long -- a lengthy discussion in the debtors' papers about, well, if we have a liquidating plan, things are judged differently. I think they're judged -- you call the balls strikes on the motion. You don't judge them before the motion's filed. And what the debtors are suggesting to the Court is there's only one outcome here. It's only going to be a rejection. Why bother with this process. And I think that presumes a lot of things that really haven't been fully I mean, if that was the case, the 60 Yankees would vetted. have beat the Pirates and the Patriots would have stayed undefeated. You have to play the game because we need to figure out what is the best approach. It may very well be at the end of the day the debtors make the case and it should be rejected, but at least the process will have played out and we'll know how to notify people. We'll know what their rights and we'll be able to tell them. I don't think this is a long-term engagement. I think it's a very quick situation we've got to deal with and get it resolved because every day that goes by, there is a growing administrative expense.

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I also note that Judge Gerber had to deal with this issue and Judge Peck also had to deal with this issue. And they've attached the transcripts, the debtors. You know, Judge Gerber -- he very thoughtfully thought through it and the benefits weren't vested. And even at the end of that process, he said, well, it appears the benefits aren't vested but I'm not going to actually deny appointment of a committee. I'm going to deny without prejudice and you can move to reconsider if you find facts that really support the appointment of a committee.

Lehman Brothers, Judge Peck, was even more complicated. Judge Peck said I'm not appointing a committee but, Debtors, if you want this relief that you've asked for, you're going to go and take care of these people. And, in fact, I'm pretty sure Lehman retained a lawyer that was funded by the estate who evaluated whether those benefits were actually vested and submitted a report to the Court that explained the whole situation with the benefits.

So even in both of those cases, which were liquidating cases essentially, the Court didn't just simply deny the right to an 1114 committee and they actually entered some relief. Here, we have, in our view, vested benefits. We think there should be a committee. What the ultimate relief might be, you know, hopefully, we can come up with something that is amenable and that protects both

sides of the equation here.

with respect to the issue of cost and expense, you know, I recognize that every professional is a dollar for dollar reduction in whatever ends up going to unsecured creditors. But these are 70, 80, 90 year old retirees who have just been told their benefits are terminated. They don't know their rights. They don't understand. They don't have anybody to represent them. There's no union. This is not a situation where there's an alternative. They're entitled to some representation. It's not -- you know, I'm not here to negotiate the plan. I'm not here to start litigation. I'm here hopefully to get a committee that can perform its service for the benefit of these retirees.

THE COURT: Okay.

MR. LAWLOR: Thank you.

THE COURT: Would you contemplate if I appointed a committee having any other professionals besides counsel?

MR. LAWLOR: I would talk to the debtors about that, but, I mean, if it's somebody that can be -- if they need an actuary, we don't need two actuaries. If they need someone to cal -- to me, I don't think that it's that complicated, Your Honor, because I think these guys' insurance companies have tables that can figure out what really is the ben -- you know, the cost of the benefit versus what's being given up. I think the big issue is

	Page 40
1	probably notice because when you do if it does get
2	rejected, which is probably a good chance, they're going to
3	be noticed to file claims.
4	THE COURT: Right. But that wouldn't be a
5	committee responsibility.
6	MR. LAWLOR: No, it wouldn't be. But it would be
7	how to reach them.
8	THE COURT: You'd look at the notice.
9	MR. LAWLOR: Yeah.
10	THE COURT: You would obviously look at the
11	notice.
12	MR. LAWLOR: How to reach them. I mean, it's
13	THE COURT: Right.
14	MR. LAWLOR: But I don't think it's a no
15	accountants, no financial advisors, you know
16	THE COURT: Okay.
17	MR. LAWLOR: Thank you.
18	THE COURT: All right. Thank you.
19	Does the government want to say anything more than
20	its statement in support?
21	MR. GERSON: Leonard Gerson representing U.S.
22	Department of Labor. Good morning.
23	THE COURT: Good morning.
24	MR. GERSON: I agree with what Mr. Lawlor said
25	about the inability of the debtors so far to have to

Page 41 1 demonstrate that that stipulation's not enforceable. And if 2 that stipulation's enforceable, that means that people were 3 vested. And if people are vested, that means that the 4 exception that the carved out delphi doesn't apply. 5 So Congress was very clear that until a retiree 6 plan was modified through a Section 1114 process, retirees 7 get their benefits. That's the whole premise of 1114. So 8 we --9 THE COURT: Right. 10 MR. GERSON: So that's the situation. 11 THE COURT: I mean, the only disagreement between 12 me and the Visteon court, the Third Circuit, is what it 13 means to modify a plan. But you're saying that's irrelevant here because they're vested. The debtors don't have the 14 15 right under the plan to terminate. 16 MR. GERSON: That's right. I mean, once the 1114 17 process begins, then the Court's in a position to exercise 18 its judgment after -- under 1114 --19 THE COURT: Right. 20 MR. GERSON: -- after there's appropriate 21 discussions. 22 THE COURT: If the benefits are vested. 23 MR. GERSON: That's right. 24 THE COURT: Right. Okay. 25 MR. GERSON: That's right. And furthermore, I

Page 42 1 think when this whole thing gets played out, I'm not sure of 2 the best way for the retirees to be protected. 3 going to have to be a -- I'm not sure the retirees, given 4 their age, et cetera, are going to be in a position to 5 participate in the bankruptcy the way your typical creditor 6 would. There might have to be a special process developed. 7 But that wouldn't have to go on prior to confirmation. 8 There could be a reserve established of some sort. 9 THE COURT: Well, I'm sorry. I thought you were 10 just still for the fact that they need a committee because 11 they need a committee. 12 MR. GERSON: They need a committee. Need a 13 committee --14 THE COURT: With a --15 MR. GERSON: -- to work that out. 16 THE COURT: With a lawyer, yeah. Okay. 17 MR. GERSON: Thank you, Your Honor. 18 THE COURT: Okay. 19 MS. MARCUS: Jacqueline Marcus again, Your Honor, 20 for Sears. 21 Your Honor, the decision to terminate the 22 retirees' plan was certainly a difficult one for the 23 debtors. The facts here are very different than the circumstances of most of the cases that we've all read about 24 25 termination of benefits under 1114.

The debtors sold substantially all of their assets on February 11th. In the context of the sale negotiations, the debtors tried to get the buyer to assume these life insurance benefits but the buyer wasn't willing to do that. There's simply no corpus here from which to pay death benefits to 29,000 former Sears employees. And while the benefit itself to which each employee is entitled is not all that large, when you multiply that by 29,000 employees, it turns out to be a huge number. With respect to the suggestion that the debtors establish a reserve, if we were to do that, it would be \$145 million and the debtors clearly don't have that kind of money. The suggestion that the debtors would have to pay retiree benefits or make payments for this claim in perpetuity --THE COURT: No. MS. MARCUS: -- it's just unrealistic. THE COURT: But we're here just on the motion to form a committee. MS. MARCUS: Okay. Well, I guess our point, Your Honor, and our objection is that the purpose of appointing a committee under 1114 and the whole 1114 process as laid out in the Code, really doesn't make sense in the context of these cases.

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Page 44 1 THE COURT: But there's cases acknowledge that and 2 then nevertheless say that's what Congress said. 3 MS. MARCUS: I can't really quibble with that, Your Honor. 4 5 THE COURT: With the one exception of the case 6 that Judge Lifland disagreed with. 7 MS. MARCUS: I can't take issue with that, Your 8 Honor, because that's what they say. 9 THE COURT: Right. 10 MS. MARCUS: I would note that in the cases where 11 there was a question of whether 1114 applies in a 12 liquidating Chapter 11, it was actually the debtors who were 13 arguing that 1114 should apply and the employees who were 14 arguing that it shouldn't apply. So the context was a bit 15 different. 16 THE COURT: Right. 17 MS. MARCUS: We just don't think that there's any 18 practical point to be served by the appointment of a committee. And many of the things that were alluded to a 19 20 few moments ago can be done without a committee. So to the 21 extent -- and I can't tell the Court today that all of those 22 retirees received notice of the bar date. I just don't 23 know. But if they haven't, then the debtors, of course --24 THE COURT: Right. 25 MS. MARCUS: -- would be prepared to extend the

Page 45 1 bar date for those retirees to allow them to file claims. 2 THE COURT: But it doesn't seem to me that there 3 is a risk that if the 1114 process isn't gone through --4 and, of course, Congress did provide that it could be gone 5 through quickly. A court will rule that these claims go on 6 as administrative expenses through whenever a plan is confirmed. And then you have also 1129(a)(13) which may 7 8 prohibit confirmation of a plan. 9 So there's risk in taking a position that only one 10 Court has ever taken before and that Court has been 11 criticized for taking it which is that in liquidation, you 12 shouldn't appoint a retirees committee. 13 MS. MARCUS: Let me get back to the question of 14 whether the benefits have vested, Your Honor. 15 THE COURT: Right. 16 MS. MARCUS: I don't think there's any question 17 although the evidence isn't the strongest. We don't dispute 18 that the stipulation of settlement is actually the stipulation of settlement. 19 20 THE COURT: Right. 21 MS. MARCUS: That was entered into. But what we 22 haven't found is any indication that the debtors, in fact, 23 went forward and amended the plan to provide that the 24 benefits would not be changed. 25 THE COURT: Right.

Page 46 1 MS. MARCUS: We're at a little bit of a 2 disadvantage given the transition to Transform. But we have 3 been working with the employees who are now Transform 4 employees to find anything we can find regarding the 5 administration of a plan. And we just haven't been able to 6 find any amendments. 7 The movants mentioned that all we've provided is 8 that SPD, the summary of plan document -- the summary plan 9 document. We don't think there is something called the 10 retiree plan separate and apart from that SPD. And it says 11 in two places that the benefits are subject to change if the debtors -- in the debtors' discretion. 12 13 THE COURT: And that's post-2002. 14 MS. MARCUS: It was 2007, I believe. 15 THE COURT: Right. Well, so let me -- so is the 16 debtors' argument that the stipulation isn't the plan itself 17 and so it isn't really covered by 1114? 18 MS. MARCUS: That is the debtors' argument, Your 19 Honor --THE COURT: Okay. 20 MS. MARCUS: -- that the stipulation, in fact, 21 22 uses --23 THE COURT: That this is just a contract claim. 24 MS. MARCUS: It's a breach claim, exactly. The 25 stipulation --

1 THE COURT: All right.

MS. MARCUS: -- actually didn't say the plan is hereby amended. It said the debtors shall amend the plan to provide, et cetera.

THE COURT: Oh, there's probably principles of ERISA that would apply to that, I'm assuming, right? Maybe not? I don't know.

MS. MARCUS: I'm not sure, Your Honor, although we have had our ERISA experts involved and they haven't noted anything that would apply.

THE COURT: Okay. Okay.

MS. MARCUS: Finally, Your Honor, you know, our alternative argument is if the Court sees fit to appoint a committee in light of the debtors' cash position, in particular, we would ask that the Court do what it did in Delphi and limit the amount that the committee's professionals are entitled to spend as well as the scope --

THE COURT: Well, let me just elaborate on that a bit. When you say in light of the debtors' cash position, I think it's more in light of the fact that the debtors are, in fact, liquidating. So as Judge Lifland said in Ionosphere, it's not the case here, the anticipated case here, that a retirees committee would be doing the type of work that a retirees committee would be doing in the context of a reorganizing case where you're evaluating, as a union

Page 48 1 would evaluate, and negotiating a request by the debtor to 2 cut benefits in order to enable the debtor to continue in 3 business which is a much more expensive protracted process that involves financial professionals and multi-party 4 5 negotiations and the like. This is -- I mean, the debtors' 6 argument is pretty -- it's going to be pretty clear, which 7 is there won't be a debtor to fund these benefits --8 MS. MARCUS: That's correct. 9 THE COURT: -- in the future. 10 MS. MARCUS: I suspect if there's any role for a 11 retiree committee, it would really be determining the amount of the claims of the retirees --12 13 THE COURT: And/or arguing the debtors' point 14 about vesting and/or arguing what the claim actually is. I 15 mean, it's still not clear to me when the dollar numbers are 16 cited whether that -- maybe this is -- maybe I just don't --17 I'm missing a key point about these two insurance plans. 18 Is the class the only beneficiary of these two plans? Or do the insurance arguably apply to other folks, 19 20 too? In other words, when you're paying the premiums, are 21 you paying it for every retiree including those after 1997 22 or is it just for these --23 MS. MARCUS: Well, it's --24 THE COURT: -- people? 25 MS. MARCUS: -- only -- I think that the premiums

Page 49 1 are probably for every retiree. 2 THE COURT: Okay. 3 MS. MARCUS: But that -- the stipulation of settlement --4 5 THE COURT: Right. 6 MS. MARCUS: -- only applies to those people who 7 had vested --8 THE COURT: Right. So --9 MS. MARCUS: -- before because what happened was there was a change in the reduction of the benefit --10 11 THE COURT: Right. 12 MS. MARCUS: -- for those people. 13 THE COURT: So to me, that would be a role that a retiree committee would play, too, which is, okay, who is 14 15 covered by 1114. You know, I think this committee would be 16 those -- would be representing those who are in the class 17 and if the debtors and the committee counsel disagree on 18 who's in the class and what the premiums are, you know, monthly premiums -- the monthly premiums are high here for 19 20 one group at least. They're high for both. Then that would 21 be sorted out, too. 22 MS. MARCUS: I don't know that there's any dispute on that issue, though, Your Honor. Nobody's come forward 23 who's a more recent retiree and taken issue with the 24 25 termination of the plan.

Page 50 THE COURT: No. I understand but the debtors are 1 2 saying that the monthly cost is x. But that covers 3 everybody. Maybe. But the monthly cost, if it's just the people covered by the stipulation might be x minus a 4 5 question mark. And you and a retiree committee that 6 represents those people may have to sort out what that is. 7 MS. MARCUS: That's true, Your Honor. 8 THE COURT: It may be easy to do because you know 9 who the people are. MS. MARCUS: Well, that hasn't seen --10 11 THE COURT: There's a list. 12 MS. MARCUS: That hasn't been so easy for us to 13 determine --14 THE COURT: All right. Well, I mean --MS. MARCUS: -- but it turns out we think we do 15 16 know who they are. 17 THE COURT: I mean, there is a -- there's an 18 exhibit referred to in the stipulation. 19 MS. MARCUS: The exhibit to the stipulation --20 it's a little morbid. But my understanding is the exhibit 21 to the stipulation had 70,000 names on it. 22 THE COURT: Yeah. 23 MS. MARCUS: It's gigantic. 24 THE COURT: Right. 25 MS. MARCUS: And over time, because these were

	Page 51
1	elderly people
2	THE COURT: Right. So you have to figure out
3	MS. MARCUS: the size of this
4	THE COURT: who's still around from that
5	exhibit.
6	MS. MARCUS: That's correct.
7	THE COURT: So that's a function, too. Okay. All
8	right.
9	MS. MARCUS: Thank you, Your Honor.
10	THE COURT: Does anyone have anything further to
11	say on this?
12	MR. GERSON: I just want to add, Your Honor, that
13	your inclination was correct. Under ERISA, you just don't
14	look at the four corners of the "plan" to figure out what
15	the plan document is. Very often, there is decisions where
16	provisions in state law that are in conflict with the plan
17	terms but are not preempted because ERISA preserves. State
18	insurance laws are viewed as becoming provisions of the
19	plan.
20	Also, you have the situation in Devlin where
21	THE COURT: In what?
22	MR. GERSON: Devlin. The Second Circuit case
23	THE COURT: Right.
24	MR. GERSON: in Devlin. It's not just the four
25	corners of the plan. People can get vested

Page 52 1 THE COURT: Right. No. I --2 MR. GERSON: You understand. THE COURT: I mean, I have vivid memories of 3 4 listening to my ERISA partners and thinking to myself they 5 must feel the same way when I explain bankruptcy law to 6 them. So I'm sure there's some issue there somewhere. 7 That's why ERISA partners --MR. GERSON: Thank you. 8 9 THE COURT: -- are interesting people. 10 MR. GERSON: I'm sorry to revive bad memories for 11 you. 12 THE COURT: No, no. They're good memories. 13 They're interesting issues. It's just they're complicated 14 sometimes. 15 MR. LAWLOR: I won't mention anything about ERISA, 16 Your Honor. 17 THE COURT: Okay. 18 MR. LAWLOR: I just note that we attached a letter 19 to our reply dated 2010 which was sent by the insurance 20 company to retirees that expressly mentions the settlement agreement and the litigation. So --21 22 THE COURT: Right. 23 MR. LAWLOR: -- everybody was aware that that was 24 governing -- it was a governing document. So I suspect that 25 no matter what we find, we're going to find that the

1 stipulation was always there. Thank you.

THE COURT: Okay.

MR. MORRISSEY: Good morning, Your Honor. Richard Morrissey for the U.S. trustee.

The U.S. trustee did not put in a pleading. The U.S. trustee has no position regarding the merits of the motion. But the U.S. trustee does have a view concerning the last point heading in the debtors' objection which had to do with restricting the scope of the retirees' committee if one is appointed and also putting a cap on fees.

We believe, Your Honor, that the committee should not be hamstrung in its ability to carry out its fiduciary duties. Its mandate, we believe, is already limited by 1114. In other words, unlike a creditors' committee, Your Honor, the retirees' committee would not be ordered to get involved in all aspects of the Chapter 11 case. I think there's been some colloquy about that just this morning.

To the extent that there are any excessive fees by professionals of a retirees' committee those can be addressed in the context of the fee application process.

And also, Your Honor, the committee should not have restrictions imposed upon it before it comes into existence.

So, Your Honor, with that, again, the U.S. trustee has no position on the underlying motion. Just if the Court is inclined to grant the motion, there's a restriction and

Page 54 1 scope already in the statute and there's no reason for the 2 Court to repeat or add to that restriction in the order. 3 Thank you, Your Honor. 4 THE COURT: There's not a legal prohibition on 5 that, thought, right? This is just a policy statement? 6 MR. MORRISSEY: Yes, Your Honor. We -- if there 7 are people sitting on two sides of the table, one would not 8 have a fee restriction and the other would and we don't 9 think that that would be appropriate in this case. THE COURT: It's been done repeatedly in all sorts 10 11 of cases with all sorts of committees. 12 MR. MORRISSEY: Your Honor, I think in this case, 13 we have a discreet issue. So to the extent, for example, 14 the debtors -- if you look at fee applications, Your Honor, 15 they'll have a project category to deal with the retirees 16 issue. 17 THE COURT: Right. 18 MR. MORRISSEY: They're not restricted with respect to that issue. And we don't think --19 20 THE COURT: Except as a practical matter. 21 MR. MORRISSEY: Well, they could be. And again, 22 both sides have the same restriction which would be the fee 23 application process in terms of reasonableness of the fees. 24 (Pause) 25 THE COURT: Okay.

MR. MORRISSEY: Thank you, Your Honor.

THE COURT: All right. I have before me a motion to form a committee of retirees under Section 1114 of the Bankruptcy Code.

The motion just uses the term "retiree". However, it refers almost exclusively to a specific class of retirees as defined in a stipulation of settlement dated October 5, 2001 and apparently approved in 2002 by the district court for the Middle District of Illinois. A copy of the stipulation of settlement was attached to the reply and declaration in support of the motion as well as to the disclosure statement objection.

It is not clear to me whether that class includes all of the retirees who would be the beneficiaries under the two life insurance plans referred to in the stipulation of settlement and the motion. And the Sears retiree group life insurance plan that apparently was the vehicle under which those two life insurance policies or programs were set up.

This is a relevant issue because the scope and nature of the committee, if I appoint one, are important.

Thus far, these insurance policies in the Sears retiree group life insurance plan are the only benefit plans that I'm aware of that would meet the definition of retiree benefits under Section 1114(a) of the Bankruptcy Code.

Namely, payments to any entity or person for the purpose of

providing or reimbursement payments for, among other things, death under any plan, fund or program maintained or established in whole or in part by the debtor prior to the filing of the bankruptcy case.

It's important also because the debtors have contended that under the group life insurance plan itself and the policy terms, they have the absolute right to terminate the plan and policies. That is not contested by The the movant except as follows and it's a big exception. movant refers to paragraph 3 of the stipulation of settlement that I referred to earlier headed "Creation of Permanent Retiree Life Insurance Benefits for Class Members" wherein the defendants agreed, among other things, that "Except as expressly provided herein, this stipulation of settlement is not subject to any reservation of rights or unilateral change of any kind by Sears. Within a reasonable period after the final approval of the settlement, Sears will amend the plan and summary plan description to the extent necessary to incorporate paragraphs 3.1, 3.2, 3.3, 7 and 8 of the stipulation."

3.1 says "Defendants will not accelerate the rate of reduction in the amount of life insurance for any class member beyond that announced in September 1997 communicated to retirees in the form of your personalized life insurance information response form."

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3.2 provides that "For approved claimants,

Defendants will not reduce their retiree life insurance

amount to less than the total of \$5,000 plus any life

insurance reductions foregone and amounts restored, if any,

under paragraph 8."

And 3.3 provides that "For class members who are not approved claimants, Defendants will not reduce their retiree life insurance amount to less than \$5,000."

As with many such class action settlements, there was an opt out provision as well as a provision for filing claims which ties into some of those definitions.

The movant therefore -- or the movants therefore contend that, in fact, Sears does not have the unilateral ability to terminate the insurance plan and the insurance policies for the class plaintiffs as laid out in the paragraphs that I've just summarized or quoted from.

That is important because at least in the Second Circuit, at the lower court level, the courts have interpreted Section 1114 of the Bankruptcy Code to operate under the actual terms of the plan at issue. Namely, where Section 1114(e)(1) provides: "Notwithstanding any other provision of this title, the debtor-in-possession shall timely pay and shall not modify any retiree benefits except that" and then there's a mechanism for doing so with the authorized representative of those retirees.

The Courts in the Southern District of New York have held that a debtor-in-possession does not modify retiree benefits when the benefits themselves acknowledge the right to modify. The Third Circuit in In re Visteon Corp., 612 F.3d 210 (3rd Cir. 2010), disagrees with that interpretation, I think somewhat unfairly, contending that it's just a policy interpretation as opposed to interpreting the word "modify" and "plan". But the motion contends with some force, I believe, that this is really not relevant as to the class members since, under Section 3, Sears agreed not to modify the insurance plan as set forth in that section.

But it does appear to me that that agreement, if, in fact, part of the plan, an issue I'm not prepared to decide today in the context of this motion, waived it's right to -- actually, in effect, amended the plan as a matter of law. So it can't be terminated as to that class.

And I'd certainly agree with that analysis. It's completely consistent with In re Delphi Corp., 2009 Bank. LEXIS 576

(Bank. S.D.N.Y. March 10, 2009) and the other cases that the debtors have cited in their objection to the motion.

It does not appear to me to be the case that anyone disputes that the plan is, in fact, a retiree benefit as defined in Section 1114. So if, in fact, there's a serious issue as to whether the debtors have the ability to

terminate it as to the class, the appointment of a committee, as I did in Delphi, would be warranted rather than leave that issue hanging and subject the debtors to the risk of violating Section 1114(e) and/or Section 1129(a)(13) when their plan comes up for confirmation.

The debtors have also argued that because this is clearly a liquidating case, the debtors have sold substantially all of their assets and they propose a liquidating Chapter 11 plan, Section 1114 shouldn't be read to apply. There is some logic to that argument given the reference in Section 1114 to reorganization not liquidation and to some of the legislative history especially Congressman's Fish's floor remarks where he seemed to think that there was a distinction between liquidation and reorganization although one could also read those remarks to view this is a distinction between Chapter 7 and Chapter 11.

But although the argument has been acknowledged in a number of bankruptcy cases, I'm not aware of any case, except arguably one, that holds that a Court should not appoint a committee or has the discretion not to appoint a committee where it appears one would otherwise be warranted simply because the debtor is in liquidation mode or has liquidated but is still in Chapter 11.

I think the best analysis of this actually is in In re SAI Holdings Ltd., 2007 Bank. LEXIS 1051 (N.D. Oh.,

March 26, 2007) at pages 16 -- I'm sorry -- excuse me -- at pages 12 through 16. And I adopt that analysis.

I also agree with former Chief Judge Lifland's view in In re Ionosphere Clubs Inc., 134 B.R. 515 (Bank. S.D.N.Y. 1991), that Section 1114 applies in liquidating cases. But when applying the Court's discretion under the statute to consider a request to modify or terminate for retiree benefit, one needs to take into account the fact that the debtor is, in fact, liquidating and not, in essence, present the debtor with a superpriority by employing a more constricted definition of the term "reorganization" in the statute.

So I believe a committee should be formed here.

There's enough of a serious issue as to the class members that the debtor does not have the right, under the plan itself, to terminate the plan for me to reach that conclusion. I say that notwithstanding that there's no evidence that the plan itself was ever amended. And it may be that the debtors would actually be able to convince the Court that the plan itself is still modifiable under applicable law or terminatable at will under applicable law, but given the settlement stipulation and my limited knowledge of ERISA, that's not necessarily an easy argument to win.

That leaves the issue as to whether the committee

should have a budget and/or a limited function here. somewhat reluctant to prescribe the function of the committee definitionally other than saying who it's representing which I think I've already done. But I do think a budget is warranted here as a reality check subject to, as was the case in Delphi, the right to come back and show the Court that really additional work beyond the budget was warranted. To me, the major issues here, and perhaps the only issues here for a committee to deal with, are less the rationale behind a rejection or termination of these policies which, unfortunately, given the fact that the debtors are liquidating, colloquially is kind of a nobrainer, unfortunately, but rather who is covered by the stipulation, how those people get notice, what can be done to work with them to get alternative coverage and/or perhaps some funding and the like.

Given my sense that many of the beneficiaries of the plan are seniors who would benefit from counsel on those types of issues alone, I think that's certainly well spent time.

so I will set a budget of \$250,000. It doesn't mean that it needs to be spent, obviously. On the other hand, as I said before, if legitimate good faith work led to the incurrence of another 50,000 or something, professional counsel could come back and ask for an increase.

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I don't think that tilts the playing field here. I don't believe the debtors are in any position to overwhelm counsel with their resources given the financial picture of these estates either. So while the U.S. trustee's concern may be realistic in other cases, I don't think it is here. So I will ask counsel for the movants to e-mail an order granting the motion as I've provided it. You don't need to formally settle that order but you should provide a copy to counsel for the debtors, to the DOL and to the committee just to make sure it's consistent with my ruling, and the U.S. trustee. MR. LAWLOR: Thank you, Your Honor. THE COURT: Thank you. And I expect the U.S. trustee will promptly form a committee. Okay. MR. SCHROCK: Thanks very much, Your Honor. Again, Ray Schrock for Weil Gotshal for the debtors. I thank the Court for a quick ruling on this and we'll look forward to sitting down with the retiree committee. I just want to echo your sentiments. We certainly will not overwhelm the retiree committee. We want to approach this issue fairly practically. We will file an 1114 motion just to make sure that we get that relief in front of the Court. We'll sit down with the retiree committee and address issues including notice, talk to them,

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see if we can come up with an agreement with the other constituents around claims, either claims allowance and whether or not there's some other practical issues we can do for the retirees. We certainly take no pleasure in terminating anyone's benefits. And we tried very hard to get the buyer to sort of assume those benefits. It's not surprising that they wouldn't ultimately agree to it. We'll get through this quickly and we hope efficiently.

THE COURT: Okay. All right.

MS. PESHKO: Your Honor, Olga Peshko, Weil Gotshal, for the debtors.

The next item on the agenda is number 3, the motion of Jeffrey Pfeiffer for relief from the automatic stay. Before I turn it over to counsel for the movant, I just wanted to note for the Court that this motion was previously heard at the April omnibus hearing and was adjourned at that time so the debtors could provide evidence that there is no insurance coverage available for the 2008/2009 period. Your Honor, the debtors did provide movant's counsel with confirmation from their insurer, Chubb, that coverage under the policy year -- for the policy year 2008/2009, as well as the years 2005/2006 and 2006/2007, has been exhausted. However, movant's counsel insisted we proceed with this hearing. So at this time, I will cede the floor to Mr. Gallagher.

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	Page 64
1	THE COURT: Before you do that
2	MS. PESHKO: Okay.
3	THE COURT: the motion says that Mr. Pfeiffer
4	bought the weed killer going back to 1988.
5	MS. PESHKO: He did.
6	THE COURT: When did he first assert this claim?
7	I'm just wondering whether we need to go back beyond the
8	dates that you have
9	MS. PESHKO: Sure.
10	THE COURT: you confirmed there's no
11	insurance
12	MS. PESHKO: Right.
13	THE COURT: because the coverage is exceeded
14	because of statutory limitations issues.
15	MS. PESHKO: This has only been asserted with this
16	motion. The actual case has not been filed in any court.
17	THE COURT: Right.
18	MS. PESHKO: As I understand it from Mr.
19	Gallagher, the reason that they want to name Kmart is purely
20	for venue reasons. They want to file this action in Cooke
21	County, Illinois where they believe it is more plaintiff
22	friendly not because Kmart is a necessary party. And their
23	real intention is to go after two other parties that are not
24	Kmart.
25	THE COURT: Well, okay. But

Page 65 1 MR. GALLAGHER: Your Honor? 2 THE COURT: Yes. 3 MR. GALLAGHER: Dave Gallagher on behalf of the 4 movant. If I may? 5 THE COURT: Sure. 6 MR. GALLAGHER: So I did speak with counsel 7 yesterday and I explained to her that one of the issues with 8 regards to why we felt Kmart was a necessary party is for 9 the issue of venue. But obviously, there's independent 10 state law claims with regards to product liability to apply 11 to Kmart directly. Our claim is that Mr. Pfeiffer purchased this 12 13 product from Kmart starting in 1988 running through 2014. 14 In Illinois, there's something on the discovery rule which 15 tolls the statute of limitations and a statute of repose. 16 In this case, the issue is the development of certain 17 cancers associated with this product. There was an article 18 that linked Mr. Pfeiffer's cancer to this product that came out in approximately November of 2017. So that would be the 19 20 time that we'd argue that he knew or should have known of the association between an exposure of this product and his 21 22 injury. 23 With regards to the insurance coverage, it's my 24 understanding that Kmart previously filed bankruptcy, I 25 believe, in 2001 and so any liability that it would have had

for any actions prior to that time were extinguished in that bankruptcy. So I guess the relevant time period here would be from that post-bankruptcy period through 2014.

THE COURT: Okay.

MR. GALLAGHER: Counsel has provided me --

THE COURT: No. Go ahead.

MR. GALLAGHER: I'm sorry, Your Honor.

Counsel has provided me with an e-mail from a

Chubb representative stating that it's their belief that the

general liability policy aggregate limits were exhausted for

all years prior to August 1st, 2017 including the policy

year of August 1st, 2018 through August 1st, 2019.

The reason this is critical is because it relates to paragraph 18 of the debtors' response, which is ECF docket number 3149. In that paragraph, it states, and I quote, "The Debtors maintained various insurance policies in their history over the prepetition period. Among them were both general liability and umbrella policies that potentially could have applied in the Movants' Actions."

So what the debtors admit is that they have two forms of insurance, general liability and umbrella. All they've proven and all they've provided to the Court and to counsel is evidence that the aggregate limits on their general liability policy have been exhausted. They have provided no documentation to support what, if any, umbrella

coverage is still applicable for these claims. motion to lift the stay acknowledges that we're only entitled to recover whatever available insurance proceeds There's a difference between the duty to defend there are. and the duty to indemnify. As there is still available umbrella coverage for these claims, or at least there's a likely possibility that there's available umbrella coverage, the duty to defend these claims exists and there would be no debt incurred by the debtors by allowing the stay, allowing the claim to proceed in state court, limiting the claim to whatever insurance proceeds there are. The insurance company will have to pay for the defense. If it turns out that the aggregate limits were, in fact, exhausted, Mr. Pfeiffer is not entitled to any recovery from Kmart or any other entity until his damages are proved to have exceeded the aggregate limit of five million dollars. hypothetically, if he goes forward and gets a judgment for ten million dollars, he can get five million dollars from the umbrella coverage to the extent that it's still in existence. MS. PESHKO: If I could respond, two points, Your Honor. First, the umbrella coverage only applies when the first five million dollars are spent towards a defense or judgment. And so, the debtors would have to first spend

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Page 68 1 five million dollars on this action and there would have to 2 be some kind of five million dollar cost before umbrella 3 coverage would apply to this or any other action. Second, you know, Mr. Gallagher keeps talking 4 5 about a judgment but the debtors would have to file an 6 appearance and defend this action. And there is no money 7 available --8 THE COURT: Well, why would they have to defend? 9 Couldn't they just hand over the defense to the carrier? MS. PESHKO: Well, the carrier -- the umbrella 10 policy is only available when the first five million dollars 11 is spent in this action, Your Honor. And so, the --12 13 THE COURT: So if they didn't defend, they'd waive 14 their rights on the umbrella policy? Is that --15 MS. PESHKO: I don't know that they'd waive their 16 rights, Your Honor, but either the insurer or Mr. 17 Gallagher's client would have a claim against the debtors. 18 Even if the insurer were to agree to defend even though that 19 first five million dollars has not been spent, the insurer 20 would then have a claim against debtors because they have 21 not met the eligibility for coverage. 22 THE COURT: Okay. Have you shown Mr. Gallagher 23 the policy so he could confirm that? 24 MS. PESHKO: We have not shown him the umbrella 25 policy, Your Honor.

THE COURT: Okay. Well, I think you should do that. We should adjourn this so that you can show that to him.

MS. PESHKO: We can do that, Your Honor.

THE COURT: In other words, Mr. Gallagher, what you lay out makes sense unless the umbrella carrier, in essence, gets a claim through the back door. And then the debtor -- you know, it really isn't just against the insurance because the insurer itself would have the right to go against -- have the claim against the debtor.

MR. GALLAGHER: Sure. Your Honor, what I have been provided what I think supports my position in this case is a statement from what was at that time ACE Insurance Company that's now been assumed by Aon is my understanding. But in the coverage section of the relevant policies, and by this I mean the general liability policies, it states, and I quote, "We will have the right and duty to defend the insurer against any suit seeking damages."

So the duty to defend, again, separate and distinct from the duty to indemnify -- and while I understand counsel's position that the duty to indemnify under the general liability policies may be exhausted through the payment of the aggregate limit, that does not mean that the duty to defend is exhausted. The duty to defend will continue on to the extent that there is some

Page 70 1 reasonable argument that there may, in the future, be some 2 obligation on the part of the insurer to pay. And in this 3 case, because there is umbrella coverage, that duty to defend would be triggered. So --4 5 THE COURT: Well, I would need to see the umbrella 6 policy myself --7 MR. GALLAGHER: Sure. 8 THE COURT: -- and the other policy to see how 9 they operate together and whether there'd be a claim over by 10 either insurer. 11 MR. GALLAGHER: Sure. THE COURT: Illinois is not a direct action state? 12 13 You can't go directly against --14 MR. GALLAGHER: No. 15 THE COURT: Okay. 16 MS. PESHKO: Your Honor, if we can show to the 17 movant that under both the general liability policy and the 18 umbrella policy the insurer would have a claim against the 19 debtors --20 THE COURT: Yeah. Well, then I'll deny the 21 motion. 22 MS. PESHKO: Thank you, Your Honor. THE COURT: I mean, it's not really against the 23 insurance then because it --24 25 MS. PESHKO: Right.

Page 71 1 THE COURT: -- through the back door becomes a 2 claim against the debtor. But -- so we should just nail that down with each other. And if you disagree about it 3 then put it back on the calendar and I'll rule on it. 4 5 MS. PESHKO: Thank you, Your Honor. We'll adjourn 6 to a date to be determined --7 THE COURT: Okay. 8 MS. PESHKO: And we'll --9 THE COURT: I mean, if you have the policies, you 10 can probably do it in August, is my guess, July or August. 11 MS. PESHKO: Okay. THE COURT: One of those dates. 12 13 MS. PESHKO: Okay. Thank you, Your Honor. THE COURT: Although, again, I think you're both 14 15 clear on how I'm going to rule on this. 16 MS. PESHKO: That's right. 17 THE COURT: If it's truly --MR. GALLAGHER: Yes. 18 THE COURT: -- just against the insurance, it 19 20 doesn't come back to bite the debtor through either of those 21 policies then I'll grant the motion. If it does come back 22 to bite the debtor then I'll deny it. 23 MS. PESHKO: Thank you, Your Honor. 24 MR. GALLAGHER: Your Honor, just for 25 recordkeeping, can we keep it on the July omnibus schedule?

Page 72 1 I have a tight deadline --2 THE COURT: Yeah, that's fine. We can adjourn it 3 to July. 4 MR. GALLAGHER: Thank you. Thank you, Your Honor. 5 THE COURT: Okay. 6 MS. PESHKO: Your Honor, the next item on the 7 agenda is number 4, the motion of Santa Rosa Mall, LLC, for 8 relief from the automatic stay, ECF number 3475. 9 THE COURT: Right. 10 MS. PESHKO: I will turn it over to counsel for 11 Santa Rosa. 12 THE COURT: Okay. 13 (Pause) 14 MR. CHICO-BARRIS: Good morning, Your Honor. 15 THE COURT: Good morning. 16 MR. CHICO-BARRIS: On behalf of Santa Rosa Mall, I 17 am Gustavo Chico along with Sonia Colon. 18 THE COURT: Okay. MS. COLON: Good morning, Your Honor. 19 20 MR. CHICO-BARRIS: Your Honor, in this case, we 21 filed a motion for relief from stay. The motion is to who 22 one portion of it is being addressed through an adversary proceeding subsequently filed. I'm not going to discuss 23 24 those. 25 THE COURT: Unless the portion seeking a

Page 73

declaration that the proceeds of the insurance policy are not property of the estate and therefore not subject to the automatic stay.

MR. CHICO-BARRIS: Correct.

THE COURT: Right. Okay.

MR. CHICO-BARRIS: The portion that I would like to submit to the Court are the causes of action that Santa Rosa Mall has against the insurers and the insurance carriers and the insurance broker.

In Puerto Rico, under the Puerto Rico Insurance Code, Section 2003, we sustain that Santa Rosa has a direct cause of action against the insurers. In addition, we've referred that we have a direct cause of action against the insurance producer who issued certificates of insurance that were subsequently through this case proven to be false or incorrect information. The insurance producer has stated that Santa Rosa was a loss payee and through the discovery in this case, that was not so. And that is sanctionable in Puerto Rico under the Puerto Rico Insurance Code as well as the Puerto Rico Insurance Civil Code.

Sears sustains that this is related to the bankruptcy case because Sears entered into a confidential sentiment agreement for these insurance proceeds that has an indemnity clause. And Sears purports that if we seek damages against independent damages under non-bankruptcy law

Page 74

pursuant to the Puerto Rico Code of Insurance and the Puerto Rico Civil Code, that ultimately, the insurance companies will seek to collect those damages from the debtors.

THE COURT: Okay. Can I break this into two parts? The motion describes these claims, as far as I can see, in two paragraphs. Paragraph 52 says, " Santa Rosa Mall has causes of action against AIG Europe Limited, that is, the Debtors' insurance company that issued the Contract of Insurance, and Aon Risk Services Central, Inc., as insurance producer or agency who issued a Certificate of Insurance regarding Policy No." and then it lists the number.

And then 55 says, "Santa Rosa Mall seeks relief from the automatic stay to prosecute independent non-bankruptcy claims against the insurance company, its underwriters, agents and/or producers under non-bankruptcy law arising from the resolution and payment of such insurance claim in detriment of Santa Rosa Mall."

Now I understand -- you're saying the claim against the insurance broker or agency is based on their providing a certificate that shows loss payee status for the mall, right?

MR. CHICO-BARRIS: Correct.

THE COURT: What is the claim against the other entities that you identify here, the insurance company, its

Page 75 1 underwriters, agents and/or producers? 2 MR. CHICO-BARRIS: Yes. I'll explain. Under the Puerto Rico Insurance Code and under the Puerto Rico Civil 3 4 Code, because the insurance code provides a direct cause of 5 action against the insurer, and if the insurance company --6 THE COURT: For what? None of this is in your 7 papers. I am someone who likes to read things so I'm not 8 reacting well to this, particularly since your papers have 9 already been inaccurate in describing the facts and the law. 10 So what section are you referring to? 11 MR. CHICO-BARRIS: I am talking about Section 2003 --12 13 THE COURT: Of --MR. CHICO-BARRIS: -- of the Puerto Rico Insurance 14 15 That would be 26, Loss of Puerto Rico Annotated 2003. 16 THE COURT: Okay. 17 MR. CHICO-BARRIS: And in addition, under the 18 Puerto Rico Civil Code, if a party pays incorrectly to 19 someone, the Puerto Rico Civil Code --20 THE COURT: Okay. 21 MR. CHICO-BARRIS: -- suggests --22 THE COURT: So let me stop you there. Isn't that 23 the issue in the adversary, too? You're saying that you are 24 entitled to the proceeds and the debtors are saying no, they 25 So how can you say paid incorrectly is independent

Page 76 1 from the bankruptcy. It's in the adversary proceeding. 2 MR. CHICO-BARRIS: If I may. Because even if the 3 insurance companies paid whatever they paid to the debtors, under Puerto Rico law, if they paid incorrectly only to one 4 5 party, Puerto Rico Civil Code demands that the party who 6 paid wrong or incorrectly pays whoever it was entitled to 7 receive those damages. 8 THE COURT: But that issue was already teed up in 9 front of me. MR. CHICO-BARRIS: Well, we haven't sued the 10 11 insurance companies in the adversary proceeding. 12 THE COURT: Well --13 MR. CHICO-BARRIS: And --THE COURT: But the incorrect part is in front of 14 15 me. That part. 16 MR. CHICO-BARRIS: What is in -- what the 17 adversary proceeding seeks -- it stems from the same source, 18 I guess, that basically Santa Rosa falls under coverage of 19 the insurance -- of the policy. 20 THE COURT: Right. 21 MR. CHICO-BARRIS: But that action can also be --22 that defense can also be claimed against the insurance --23 THE COURT: It can but why would have two parallel 24 lawsuits going? They could get two different results. 25 MR. CHICO-BARRIS: Because one -- the remedies are

Pg 78 of 125 Page 77 1 different. 2 THE COURT: But it's the same facts and the same 3 determination. And would the debtor be then subject to collateral estoppel so the debtor would have to appear in 4 5 that lawsuit, too? 6 MR. CHICO-BARRIS: Well, we referred that they 7 don't have to because --8 THE COURT: No. You didn't answer my question. 9 Would collateral estoppel apply to the debtor in that lawsuit? After all, the insurer was in privity with the 10 11 debtor. In most jurisdictions, those are in privity or even 12 broader term, it doesn't have to be contractual privity but 13 they use the term "privy" -- is binding on the defendant, or 14 the party that loses, and their privies. So I just don't 15 see this as a basis for lifting the stay on that type of 16 lawsuit. 17 MR. CHICO-BARRIS: But -- I guess they could. But 18 we also seek remedies against Aon --19 THE COURT: That's why I'm breaking it into two. 20 But as far as going against the insurer or its agents, et cetera, I don't -- I mean -- you haven't given me these two 21 22 statutes but you summarize them. They're both for wrongful 23 payment, right? 24 MR. CHICO-BARRIS: Right.

THE COURT: Okay.

So again, what's at issue in

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	Page 78
1	front of me is whether the payment is wrongful or not
2	because who should they be paying, the payee or someone who
3	asserts a right to reform or an equitable lien or a
4	constructive trust or whatever it is that is the basis for
5	the adversary proceeding.
6	MR. CHICO-BARRIS: The adversary proceeding
7	doesn't I guess my point is it does not include Aon.
8	THE COURT: Well
9	MR. CHICO-BARRIS: And
10	THE COURT: I know. But it does include the
11	issue of wrong
12	MR. CHICO-BARRIS: it does include the issue
13	of
14	THE COURT: Improper payment, wrongful payment
15	MR. CHICO-BARRIS: Right.
16	THE COURT: et cetera.
17	MR. CHICO-BARRIS: The stem is or the root
18	would be
19	THE COURT: Right.
20	MR. CHICO-BARRIS: if Santa Rosa is entitled to
21	remedy under that insurance policy.
22	THE COURT: Right.
23	MR. CHICO-BARRIS: Yes.
24	THE COURT: So let's turn to Aon as the broker
25	then.

Page 79 1 MR. CHICO-BARRIS: Well, in this case, Santa Rosa 2 had received before Hurricane Maria certificates of 3 insurance stating that the policy included Santa Rosa as a 4 loss payee. 5 THE COURT: Who sent those certificates? 6 MR. CHICO-BARRIS: Aon. And Sears provided them 7 under the lease agreement. 8 THE COURT: No, no, no. Who sent them to you? 9 Who communicated them to you? MR. CHICO-BARRIS: Yes. Under the lease 10 11 agreement, Sears had to provide them as proof of insurance 12 to my client. 13 THE COURT: Right. So what is the basis for the claim against Aon? 14 15 MR. CHICO-BARRIS: That it provided when it issued 16 the certificates of insurance, it represented to Sears and 17 my client, of course --18 THE COURT: How did they represent it to your 19 client? 20 MR. CHICO-BARRIS: Because under the lease 21 agreement, the debtor was supposed to give -- to provide 22 Sears with proof of insurance --23 THE COURT: Right. 24 MR. CHICO-BARRIS: -- and --25 THE COURT: So how is Aon involved in that?

Page 80 1 MR. CHICO-BARRIS: Well, the certificates of 2 insurance that were --3 THE COURT: No. No. How does Aon know that --4 know about the lease? I mean, you're alleging a fraud claim 5 against them, right? Or is it something else? I'm just 6 trying to figure out what the claim is to see whether the 7 debtor would be drawn into this litigation. 8 MR. CHICO-BARRIS: Well, I don't see how because 9 what the debtor did, what Sears did was simply to provide 10 them under its obligations under the lease agreement --11 THE COURT: Whose agent was Aon? 12 MR. CHICO-BARRIS: Sears. 13 THE COURT: Okay. And Aon --MR. CHICO-BARRIS: Sears was --14 15 THE COURT: -- provided the certificate to Sears. 16 MR. CHICO-BARRIS: Yes. 17 THE COURT: So what is the basis for your claim 18 against Aon? MR. CHICO-BARRIS: That when Aon -- let me go 19 20 back. The lease agreement required --21 THE COURT: I know what the lease agreement 22 requires. What is the basis for your claim against Aon? MR. CHICO-BARRIS: That when Aon included by name 23 24 Sears -- my client expressly in the certificate of 25 insurance, it represented to Sears and my client, through

Page 81 1 Sears --2 That's where I'm having a hard time. THE COURT: 3 MS. COLON: Your Honor --THE COURT: How did it represent to your client 4 5 through Sears if it -- that's -- I mean, look, if I defraud you, right, in some way or break a contract with you, that 6 7 doesn't necessarily mean that your colleague has a cause of 8 action against me. 9 MR. CHICO-BARRIS: Well --THE COURT: And it probably means -- this is what 10 11 I'm exploring. It probably means that when your colleague 12 sues me, I'm going to sue you, i.e., Aon will sue Sears or 13 join Sears in the litigation because it was Sears' agent. 14 And it made the representation to Sears. I don't know what 15 the circumstances were that Aon knew. And the basis for 16 your motion is that this is not going to affect the estate 17 because it's a cause of action against Aon. But I'm not 18 sure that's right. I don't have any facts to back that up, 19 in other words. 20 MR. CHICO-BARRIS: I'm not 100 percent sure and I 21 don't want to misrepresent the Court --22 THE COURT: Right. MR. CHICO-BARRIS: -- but I believe that there 23 were letters sent to Aon stating, look, under the lease 24 25 agreement, I am supposed to be a loss payee. And they

Page 82 1 included the references of the lease agreement. But my 2 client believed those statements and it relied on those statements as proof of insurance. 3 THE COURT: Well, it may -- I mean, it has a claim 4 5 against Sears. It has asserted -- it has a claim against 6 Sears. But I'm just --7 MR. CHICO-BARRIS: I --8 THE COURT: It may be that you have an independent 9 claim against Aon. I just don't really have enough to know 10 that at this point. And moreover, is there any sort of 11 limitations period you're up against --12 MR. CHICO-BARRIS: No --13 THE COURT: -- in suing them? 14 MR. CHICO-BARRIS: -- not under Puerto Rico law, 15 no. 16 THE COURT: Okay. All right. So my inclination 17 is to have some more -- to learn something more about this. 18 Let me step back a step. You probably teed up the underlying dispute which is what are your rights, if any, 19 20 under the policy. That's before me in the adversary 21 proceeding where it should be because you're looking for a 22 declaratory judgment as to what's property of the estate and 23 what isn't. I don't want to have multiple litigations. 24 It's pretty clear to me that that would be the case on the 25 causes of action against the insurer and its agents.

Page 83 1 not crystal clear to me that that's the case with regard to 2 the broker. But it may well be, particularly based on what I've heard so far in the case that all of the issues as to 3 what Santa Rosa was entitled to under the policies is going 4 5 to creep in to the litigation against the broker. And the 6 issue of whether the broker had any duty and law to Santa 7 Rosa Mall. MR. CHICO-BARRIS: Well, what we can do is amend 8 9 the motion for relief from stay --10 THE COURT: I quess. 11 MR. CHICO-BARRIS: -- to include further --12 THE COURT: I mean, I guess, although we're proceeding with the litigation. If there's no statute of 13 14 limitations, maybe the adversary proceeding should be 15 decided first and then you can -- you know, at that point, 16 it would be a lot clearer in what relationship you stand 17 with the debtor. And, you know, maybe it's the debtor that 18 has a cause of action against Aon at that point. You know, I wouldn't want -- in other words, it 19 20 just seems to me that the mall's rights under the policy 21 and/or to the proceeds is kind of the first step here in any 22 litigation, particularly since the broker was the debtors' 23 broker. If it was doing something improper then that's an 24 issue and the debtor may want to go after them depending on 25 how the adversary proceeding turns out. And if the

Page 84 1 adversary proceeding turns out in your favor, and the 2 money's there, then the broker's going to say, well, there are no damages and motion is miss. So it seems to me that 3 4 adversary proceeding is the first call. 5 But in any event, I don't have the facts today --6 MR. CHICO-BARRIS: Very well. 7 BY MR. CHIRLS: 8 -- to really go through it all. I don't know. You 9 maybe have more to say. The debtor probably wants to say 10 something on this. Maybe not. I don't know. 11 MS. MARCUS: Jacqueline Marcus, again, Your Honor. 12 I'll be very brief. 13 You've said most of what I was planning on saying. 14 THE COURT: Okay. MS. MARCUS: And the bottom line is that the 15 16 standards for relief from the automatic stay aren't present 17 here. Even a cursory look at the Sonnax factors leads to 18 the conclusion that, as you said, the adversary proceeding 19 should be decided first and then let's see where we are at 20 that point. 21 THE COURT: Okay. All right. 22 MS. COLON: Your Honor, if I may just -- I know 23 you set various questions regarding whether there is independent causes of action under Puerto Rico law and there 24 25 are.

Page 85 1 THE COURT: No. But it's a different -- I think 2 that's the problem with this motion. The fact that you may have a cause of action doesn't mean you're entitled to 3 4 relief from the stay because you're defining the word 5 "independent" totally differently, I believe, than what the 6 statute requires, i.e., yes, there are other parties you can 7 sue. But if the debtor's going to be sucked into that 8 litigation for relief from stay purposes, you lose under 9 Sonnax. 10 MS. COLON: As insurer, the insurer is 11 responsible --12 THE COURT: No. I'm sorry. You just don't get 13 this. 14 I understand, Your Honor. MS. COLON: 15 THE COURT: The rationale for suing the insurer 16 was that they paid wrongfully. 17 MS. COLON: Yes, Your Honor. THE COURT: All right? The word "wrongful" is the 18 19 very issue in the adversary proceeding. Did they pay 20 wrongfully or was it properly paid to the debtor and now 21 could be property of the debtor's estate? If you brought 22 that litigation against the insurer, of course, the debtor 23 would have to intervene because that's the issue. And then 24 we have two litigations going at once with potential for two 25 different results. That's like -- a court would never grant

Page 86 1 that relief under Sonnax. 2 So I'm going to deny the motion without prejudice. 3 You can renew it or you can just keep it on the calendar and put it -- I'm not going to deny it. You can keep it on the 4 5 calendar and put it on for a hearing after a ruling in the 6 adversary proceeding on the merits. 7 I guess the one other basis for putting it back on 8 the calendar is if you can show me that you have a direct 9 relationship with Aon -- not with Aon -- with -- yeah, with 10 Aon, the broker, where they owe you a duty independent of 11 the debtors' conduct. 12 MS. COLON: That's our understanding so we'll 13 be --14 THE COURT: Okay. 15 MS. COLON: -- amending. Thank you, Your Honor. 16 THE COURT: Thank you. 17 MS. MARCUS: Thank you, Your Honor. That brings 18 us to the next section of the agenda which is the Section 365(d)(4) matters. 19 20 THE COURT: Right. 21 MS. MARCUS: And that's going to be handled by 22 Cleary. I think Mr. Barefoot on behalf of Transform. 23 THE COURT: Okay. 24 MR. BAREFOOT: Good morning, Your Honor. Luke 25 Barefoot from Cleary Gottlieb Steen & Hamilton for Transform

Page 87

Holdco and its affiliates.

Your Honor, as Ms. Marcus noted at the outset, there was some confusion with the agenda. And in addition, the leases that are going to be up for hearing today on which we've reached agreement with landlords are sort of a moving target. So with Your Honor's permission, I have what is a very simplified form of agenda that I think would -- if I may approach, would make it easy to walk through this.

THE COURT: Okay. That's fine.

MR. BAREFOOT: Your Honor, following the last hearing that we had on these lease assumption and assignment issues on May 8th, hundreds of leases were successfully assumed and assigned to Transform and there were 54 leases that had been designated by Transform that were the subject of extensions under 365(d)(4).

We've been diligently working through that list.

As of today, six of those 54 already have orders entered assuming and assigning them. And then, as you can see, on this list, there are five additional leases which Transform has filed proposed consensual assumption and assignment orders where the presentment date has passed. And we will submit electronic versions of those orders to chambers.

THE COURT: All right. I actually have six on this. Is this page 3?

MR. BAREFOOT: I'm still on page 1, Your Honor.

	Pg 89 0f 125
	Page 88
1	THE COURT: Oh.
2	MR. BAREFOOT: There are five leases, the White
3	Plains, Key West, Burbank, West Orange and Williamsport
4	where we have notices of presentment that have been filed.
5	THE COURT: Okay.
6	MR. BAREFOOT: And then if you move to the second
7	section, and this is really just to give the Court an
8	overview of the progress we're making, there are a total of
9	30 leases where we either have already extended the Section
10	365(d)(4) deadline or shortly it will be further extended.
11	That breaks
12	THE COURT: I guess I'm confused because
13	MR. BAREFOOT: Okay.
14	THE COURT: I see. This is done by landlord as
15	opposed to number of leases.
16	MR. BAREFOOT: Correct. By
17	THE COURT: Okay. All right.
18	MR. BAREFOOT: Yes, that's correct.
19	THE COURT: Got it.
20	MR. BAREFOOT: So, for example, you'll see under
21	1(a)(ii), it's Auburndale Property which represents two
22	THE COURT: Two.
23	MR. BAREFOOT: separate locations.
24	THE COURT: So that's why it's five.
25	MR. BAREFOOT: Apologies for the misunderstanding.

Page 89 1 THE COURT: No. That's fine. 2 MR. BAREFOOT: So that's why there are five that 3 are set for entry by Your Honor. 4 THE COURT: Okay. 5 MR. BAREFOOT: Then if we move to the section 6 where there will be a further extension, either already done or in the process -- this is under II of the agenda you 7 8 have. 9 THE COURT: Right. 10 MR. BAREFOOT: There are a total -- you know, 11 there are two where the presentment date has already passed. 12 There are three where the presentment date is passing as we 13 speak. And then there are another eight where the 14 stipulations have been filed. 15 Finally, there's one large master lease which, in 16 three different tranches, covers 17 store locations and a 17 further extension of the 365(d)(4) deadline for those 18 Brookfield properties will be filed shortly. 19 THE COURT: Okay. 20 MR. BAREFOOT: Bringing us then to the progress 21 that we're hoping to make today, the leases that are going 22 forward today with proposed orders. We have a total of nine locations there that break 23 24 out into six different orders, again, based on the landlord 25 that covers those locations. The first one is for KDI

Page 90 1 Rivergate Mall in Goodlettsville, Tennessee. The second one 2 is Westwood, Massachusetts. 3 Your Honor, with respect to Westwood, you may 4 recall that at the last hearing, this landlord had made a 5 Section 365(1) demand for nine months of security. 6 Transform served discovery on the landlord concerning that 7 demand after the hearing and the landlord has since 8 withdrawn the request for the 365(1) deposit. So we have a 9 consensual form of assumption and assignment order. 10 THE COURT: Okay. 11 MR. BAREFOOT: The third order covers three 12 locations, Lebanon, Tennessee; McAllen, Texas; and Warsaw, Indiana. 13 14 Your Honor, the fourth order --15 THE COURT: So, I'm sorry. These are --16 MR. BAREFOOT: Yes. 17 THE COURT: -- agreed orders at this point? 18 MR. BAREFOOT: The first five of them are agreed 19 orders. 20 THE COURT: Okay. So KDI Rivergate Mall --21 MR. BAREFOOT: KDI Rivergate, Westwood, 22 Massachusetts --23 THE COURT: Right. 24 MR. BAREFOOT: -- Lebanon, McAllen and Warsaw are 25 all -- that I went through are all just consensual orders.

Page 91 1 THE COURT: Okay. 2 MR. BAREFOOT: And I have the proposed orders 3 here. 4 THE COURT: All right. 5 MR. BAREFOOT: They're substantially in the 6 form -- all of these are substantially in the form of Your Honor's May 13th order. I'm happy to hand them up or we can 7 8 just submit them to chambers. 9 THE COURT: No. You should e-mail them to 10 chambers. 11 MR. BAREFOOT: Very good, Your Honor. 12 The fourth order covers two locations, one in 13 Frederikstad (ph), Puerto Rico and one in Juana Diaz, the 14 Virgin Islands. Your Honor, for both of those, pursuant to 15 an agreement with the landlord in addition to the order, 16 there will be a related stipulation between Transform and 17 the landlord that specifically addresses certain hurricane 18 repairs that are being made at these properties. 19 THE COURT: Okay. 20 MR. BAREFOOT: The debtors are not a party to 21 these stipulations and we'll simply submit those to chambers 22 as well, with Your Honor's permission. 23 THE COURT: The stipulation? 24 MR. BAREFOOT: Correct. 25 THE COURT: You mean, they'll just be attached as

Page 92 1 an exhibit or --2 MR. BAREFOOT: It's a standalone document. 3 THE COURT: Are they to be so ordered? 4 MR. BAREFOOT: Yes, Your Honor. 5 THE COURT: Okay. But it's just between Transform 6 and the --7 MR. BAREFOOT: And the landlord. 8 THE COURT: -- and the landlords. Okay. 9 MR. BAREFOOT: And then the fifth consensual 10 order, Your Honor, is with respect to the store in Clovis, 11 California where, again, the order is substantially in the 12 form of the May 13th order and is consensual with the landlord. 13 14 THE COURT: Okay. 15 MR. BAREFOOT: That brings us to the last one 16 where I think there's a little bit of an asterisk around the 17 consent. This is with respect to Dart Warehouse Corporation 18 and the distribution center located in Naperville, Indiana. 19 Your Honor, the parties have been working 20 cooperatively on this. And the clients are our respective 21 clients have reached agreement on the cure amount to be paid 22 as a condition to assumption and assignment. 23 THE COURT: Okay. MR. BAREFOOT: Transform has mailed the check that 24 25 represents the agreed upon cure payment. It has been cut by

Page 93 1 Transform. We've given the landlord the check number but 2 the landlord has not been able to confirm receipt of the 3 check. Your Honor, it's our view that because the order 4 provides and orders Transform to pay the cure amount within 5 five business days, the landlord is adequately protected and 6 that there is no barrier to us moving forward with entry of 7 this order, particularly where the 365(d)(4) deadline will 8 expire before there is another omnibus hearing. 9 THE COURT: When does it expire? 10 MR. BAREFOOT: June 30th, Your Honor. 11 THE COURT: All right. Well, you've agreed on 12 everything, right? It's just whether the check bounces or 13 not? MR. BAREFOOT: I think it's whether the landlord 14 15 has the check in its hands. 16 THE COURT: All right. 17 MR. BAREFOOT: But it's our position, Your Honor, 18 that the landlord has adequate remedies --19 THE COURT: Well, why don't you just submit the 20 order before June 30th? 21 MR. FENNELL: Your Honor, may I be heard? 22 THE COURT: Sure. MR. FENNELL: This is William Fennell on behalf of 23 24 Dart Warehouse. 25 THE COURT: Right.

Pg 95 of 125 Page 94 1 MR. FENNELL: Since e-mails during this hearing 2 with Mr. Barefoot, I've received confirmation from the 3 client that it did receive payment. 4 THE COURT: Okay. 5 MR. FENNELL: And I've been provided with a copy 6 of the draft order sent to me yesterday as settlement 7 discussions so I haven't had an opportunity to review that. 8 It also refers to a stipulation which I didn't get. But as 9 Mr. Barefoot said, the clients are working cooperatively and 10 I have every expectation that we'll be able to submit an 11 order before June 30th. 12 THE COURT: All right. 13 MR. BAREFOOT: Your Honor, this is news to me but 14 I'm fine with that approach. The only thing I'd ask Mr. 15 Fennell to confirm is that to the extent it's required, he 16 will grant a further extension of the 365(d)(4) so we don't 17 have (indiscernible) rejection. THE COURT: All right. That seems --18 MR. FENNELL: Yes, Your Honor. I have that --19 20 THE COURT: You have that authority and you're 21 confirming that in light of where the parties are at this 22 point, if for some reason the order doesn't get submitted or entered before June 30th, there'll be an extension till the 23

MR. FENNELL: That is correct, Your Honor.

next omnibus.

24

25

Page 95 1 William Fennell. 2 THE COURT: Okay. Very well. MR. BAREFOOT: Very good, Your Honor. We'll 3 continue to winnow down this list of leases and we'll submit 4 5 these orders to chambers. 6 THE COURT: Okay. That's fine. 7 Is there any landlord here that believes they are not covered by what we just went through or on the phone? 8 9 Okay. Thanks. 10 MR. BAREFOOT: Thank you, Your Honor. 11 THE COURT: All right. I think that's it for the 12 agenda today? No? Oh, oh, yes. There's --13 MR. FAIL: Very close, Your Honor. Very close. 14 THE COURT: All right. 15 MR. FAIL: The final items on the agenda, Your 16 Honor, are the --17 THE COURT: I didn't do that on purpose. 18 MR. FAIL: -- fee matters. 19 THE COURT: Yes. 20 MR. FAIL: Your Honor, there were 16 applications 21 on for hearing. There were no objections to any of them. 22 We communicated with the fee examiner that was appointed and 23 agreed to his request to insert language in the proposed order that we would submit. That reserves the fee 24 25 examiner's right to review these applications in connection

Page 96 1 and to -- in connection with approval of final fee 2 applications by the movants. 3 THE COURT: Right. 4 MR. FAIL: The fee examiner has, I believe, begun 5 his review but we didn't want to either delay this hearing 6 or put undue pressure on the examiner to conduct a full 7 review of all of the applications. THE COURT: Right. 8 9 MR. FAIL: So --10 THE COURT: Well, they're interim applications so everyone has that right. But this just spells it out 11 12 specifically for --13 MR. FAIL: We agreed to include it explicitly. 14 THE COURT: -- for the fee examiner. 15 MR. FAIL: That's right, Your Honor. 16 THE COURT: Okay. We've reviewed the applications 17 and nothing leaps out. But, you know, there has been 18 acknowledgment during the disclosure statement hearing that administrative solvency is tight. The debtors believe 19 20 that's the case that they are administratively solvent but 21 they acknowledge that depending on how certain pending 22 disputes turn out, that may change. So I guess my question 23 is, under the fee order, there is a 80 percent payment every month unless there's a dispute plus 100 percent of expenses. 24 25 So what you're really seeking here is confirmation of that

1	1 9 30 01 123
	Page 97
1	plus payment of the remaining 20 for these periods.
2	Are these payments part of the carve-out, i.e.,
3	they're allowed to be paid from collateral because there's
4	been no
5	MR. FAIL: Yes, Your Honor. It's coming out of
6	THE COURT: All right.
7	MR. FAIL: the carve-out reserve.
8	THE COURT: All right. So it's not really an
9	administrative solvency issue at this point.
10	MR. FAIL: Correct, Your Honor.
11	THE COURT: All right. So I will grant the
12	applications in the amounts sought
13	MR. FAIL: Thank you, Your Honor.
14	THE COURT: as interim applications. So you
15	should e-mail I guess you can there are a lot of them
16	but I think you can do Schedules A and B and attach them to
17	the one order.
18	MR. FAIL: Thank you very much, Your Honor. We'll
19	do that.
20	THE COURT: Okay.
21	MR. FAIL: I think that concludes the agenda.
22	THE COURT: Okay.
23	MR. FAIL: And thank you very much for your time
24	this morning.
25	THE COURT: Thank you.

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Page 98
1
           (A chorus of thank you)
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           (Whereupon, these proceedings were concluded at 11:52
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 8
 9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
```

	Page 99
1	INDEX
2	
3	RULINGS
4	
5	DESCRIPTION PAGE LINE
6	Motion of the trustees of the estate of 21 29
7	Bernice Pauahi Bishop to compel payment of
8	post-petition rent granted
9	Retirees' motion for entry of an order 60 12
10	directing appointment of a committee of
11	retired employees granted
12	Transform Holdco's motion requesting entry of 95 5
13	orders approving assumption and assignment of
14	various designated leases granted
15	Motions of various professionals in the case 97 14
16	for approval of interim fee applications
17	granted
18	
19	
20	
21	
22	
23	
24	
25	

Page 100 1 CERTIFICATION 2 I, Lisa Beck, certify that the foregoing transcript is a 3 true and accurate record of the proceedings. 5 6 7 Lisa Beck 8 9 10 11 Date: June 23, 2019 12 Veritext Legal Solutions 13 14 330 Old Country Road 15 Suite 300 16 Mineola, NY 11501 17 18 19 20 21 22 23 24 25

[**& - 3224**] Page 1

&	43:23 44:11,13	200 12:20 15:3	250,000 61:21
& 6:22 7:1,8 8:16	45:3 46:17 49:15	20005 13:4	26 60:1 75:15
9:2,18,23 10:2	53:14 55:3,24	2001 30:13,14	2633 4:11
11:2,11,19 12:1	57:19,21 58:24	55:8 65:25	2745 2:14
13:8 14:17 15:1,9	59:4,9,11 60:5	2002 46:13 55:8	28 6:18 7:5,18,24
16:1,18 17:16,17	62:23	2003 73:11 75:12	8:5,17,23 9:4,11
18:9,10,17,18	1129 45:7 59:4	75:15	9:16,21,25 10:6
19:5 25:21 30:6	11501 100:16	2005/2006 63:22	2832 3:4
86:25	11th 13:19 26:13	2006/2007 63:23	29 7:17 99:6
0	26:21 43:2	2007 30:20 46:14	29,000 30:11
	12 35:17 60:2 99:9	59:25 60:1	35:23 43:6,8
07078 16:22	1200 13:3	2008/2009 63:19	3
1	1285 11:13	63:22	3 2:22 3:10 56:10
1 2:22 3:10 5:10	13 45:7 59:4	2009 58:19,20	58:10 63:12 87:24
6:13 9:10 57:21	134 60:4	201 12:12	3.1 56:19,21
87:25 88:21	13th 91:7 92:12	2010 33:12 52:19	3.2 56:19 57:1
10 58:20	14 8:13 99:15	58:5	3.3 56:19 57:6
10,000 36:18	140 16:3	2014 65:13 66:3	3/18/2019 6:23
10/15/2018 6:23	145 43:11	2017 65:19 66:11	30 17:3 88:9
100 81:20 96:24	1477 2:11	2018 6:17 7:5,10	300 1:17 14:3
10006 13:11	15 6:17 7:10 8:12	7:17,24 8:12,17	100:15
10014 12:14	8:17 9:4,25 10:5	8:22 9:4,10,16,21	3087 6:18
10017 15:12	150 18:11	9:25 10:5 66:12	30th 93:10,20
10018 15:19	1500 16:4	2019 1:20 2:5 6:18	94:11,23
10019 11:14 18:5	15th 27:23	7:5,10,18,24 8:5	3149 4:15 66:15
18:21	16 60:1,2 95:20 1633 18:3	8:13,18,23 9:4,11	3169 3:12
10036 12:5		9:16,21,25 10:6	3185 6:23
1006 12:13	17 89:16	27:23 66:12	3190 7:6
101 17:18	18 66:14 18-23538 1:4 2:1	100:11 20210 12:21	3191 7:11
10112 17:4	18th 14:4 27:20	20210 12.21 2029 17:10	3194 7:18
10153 11:5	190,000 28:11	2029 17:10 21 8:22 99:6	3195 7:25
10178 17:19	190,000 28.11 19801 13:20	21 8.22 99.6 210 58:5	3196 8:6
105 2:22 3:10	19801 13:20 1988 64:4 65:13	210 58:5 21202 14:5	31st 18:4
1051 59:25	1986 64:4 63:13 1991 60:5	21202 14:3 23 100:11	3204 8:13
10:00 2:5	1991 60:3 1997 33:15 48:21	23 100:11 2300 16:12	3205 8:18
10:06 1:21	56:23	23rd 21:5	3206 8:23
11 2:2,8,22 3:10	1st 66:11,12,12	23ru 21:5 24 7:5	3207 9:5
5:14 6:13 44:12		241 7.3 2414 2:25 27:5	3213 9:11
53:16 59:9,16,23	2	2414 2.23 27.3 2425 15:4	3217 9:25
1114 3:14,20 4:3	2 5:11 29:25	242 5 13.4 248 1:17	3220 9:16
30:1 36:7,10 37:4	20 1:20 2:5 28:4	25 7:24 20:7	3223 9:21
38:21 41:6,7,16	97:1	<u>23</u> 1.24 20.1	3224 10:6
41:18 42:25 43:23			

[**32801 - age**] Page 2

32801 16:13	51 16:20 18:20	ability 53:12	address 19:22
3298 5:7	515 60:4	57:14 58:25	22:3 25:2 62:25
330 100:14	52 74:6	able 24:15 30:21	addressed 53:20
33rd 17:11	52nd 18:20	37:21 46:5 60:19	72:22
3475 4:21 72:8	54 87:13,17	93:2 94:10	addresses 91:17
3526 6:9	55 14:19 74:13	absolute 56:7	addressing 22:13
3529 6:5	560,000 28:8	accelerate 56:21	adequate 5:16
3544 5:25	576 58:19	account 28:9,10	28:9 93:18
3579 5:14	6	60:8	adequately 93:5
363 2:22 3:10	60 37:14 99:9	accountants	adjourn 69:2 71:5
365 2:22 3:10 5:14	600 14:11	40:15	72:2
86:19 87:15 88:10	60603 14:21 16:5	accurate 100:4	adjourned 22:1
89:17 90:5,8 93:7	60606 15:5	ace 69:13	24:7 26:13,21
94:16	612 58:5	acknowledge 44:1	63:17
3851 5:20	620 15:18	58:3 96:21	administration
3877 2:17	630 15:11	acknowledged	46:5
390 16:11	7	59:17	administrative
3910 26:12		acknowledges	2:8 6:12 8:3,9
3949 6:14	7 56:19 59:16	67:2	21:1 28:5 36:9,11
3970 26:20	70 39:5	acknowledgment	36:21,25 37:25
3rd 58:5	70,000 50:21	96:18	45:6 96:19 97:9
4	700,428 27:24	action 20:23,25	administratively
4 72:7 86:19 87:15	759,000 28:11	30:12,25 57:9	96:20
88:10 89:17 93:7	767 11:4	64:20 68:1,3,6,12	admit 66:20
94:16	8	70:12 73:7,12,13	adopt 60:2
400 18:12	8 7:10 56:20 57:5	74:7 75:5 76:21	advance 23:25
4054 3:17	80 28:3 34:14 39:5	81:8,17 82:25	24:3
421 26:12	96:23	83:18 84:24 85:3	adversary 72:22
4224 5:4	800 14:20	actions 66:1,19	75:23 76:1,11,17
4238 3:21	8th 87:12	actual 7:16 10:5	78:5,6 82:20
4239 4:6	9	32:7,15 57:20	83:14,25 84:1,4
4270 27:20	90 39:5	64:16	84:18 85:19 86:6
48067 18:13	90,000 31:2	actuaries 39:20	advised 36:24
487,460 28:15	90067 17:12	actuary 39:20 adams 15:3	advisor 7:21 8:21 9:10,20
5	919 13:18	adams 15:5 add 24:9,12 29:16	9:10,20 advisors 8:16
5 9:15,21 55:7	92101 14:13	33:7 51:12 54:2	40:15
99:12	930 14:12	addition 23:12	affect 81:16
5,000 57:3,8	95 99:12	73:12 75:17 87:3	affiliated 25:22
50,000 61:24	97 33:16 99:15	91:15	affiliates 13:9
503 2:9,22 3:10	a	additional 5:6,12	87:1
6:13	a.m. 2:5 98:3	5:19,23 6:5,9	age 42:4
507 20:25 21:13	a.III. 2.3 98.3	28:15 61:7 87:19	
21:24		20.13 01.7 07.19	
	l .	l .	

[agency - asserts] Page 3

agency 13:2 74:10	allowance 7:3,15	80:11,13,18,19,22	appointing 38:12
74:20	7:22 8:9 10:3 63:2	80:23 81:12,15,17	43:22
agenda 2:4 19:11	allowed 97:3	81:24 82:9 83:18	appointment 3:15
25:16,17,24,25	allowing 67:9,9	86:9,9,10	38:7,10 44:18
26:5,24 29:25	allstate 35:10	apa 20:23 24:2	59:1 99:10
63:12 72:7 86:18	alluded 44:19	apart 46:10	appreciate 31:23
87:3,7 89:7 95:12	alternative 39:9	aplc 14:9	approach 37:17
95:15 97:21	47:13 61:15	apologies 88:25	62:22 87:8 94:14
agendas 19:10	alvarez 8:16	apologize 25:24	appropriate
agent 8:3 80:11	amenable 38:25	apparently 30:20	41:20 54:9
81:13	amend 22:11	55:8,17	approval 22:10
agents 74:16 75:1	30:25 47:3 56:18	appeal 4:9	31:17 33:8 56:17
77:20 82:25	83:8	appear 58:13,22	96:1 99:16
aggregate 66:10	amended 45:23	77:4	approved 22:12
66:23 67:13,16	47:3 58:16 60:18	appearance 68:6	30:13,25 32:16,23
69:23	amending 86:15	appeared 32:6	55:8 57:1,7
ago 44:20	amendments 46:6	appears 30:22	approving 99:13
agree 20:20 25:14	america 8:16	36:18 38:6 59:21	approximately
29:17 40:24 58:18	americas 11:13	applebaum 2:10	28:8,11 65:19
60:3 63:7 68:18	amount 5:10,16	applicable 60:21	april 27:22 63:16
agreed 19:18,24	5:24 27:23 28:4	60:21 67:1	archer 15:9
20:10,13 28:2,13	28:10,15 47:16	application 6:16	archives 32:15,17
29:3 31:1 35:2	48:11 56:22 57:3	6:21 7:1,8,13,20	arguably 48:19
56:13 58:10 90:17	57:8 92:21 93:4	8:2,8,15,20 9:1,7	59:19
90:18 92:25 93:11	amounts 2:23	9:13,18,23 10:2	argue 65:20
95:23 96:13	3:11 57:4 97:12	53:20 54:23	argued 59:6
agreement 24:14	amy 6:22 18:23	applications	arguing 44:13,14
26:17 27:18,19	analysis 58:18	54:14 95:20,25	48:13,14
28:24 52:21 58:13	59:24 60:2	96:2,7,10,16	argument 46:16
63:1 73:23 79:7	analytics 9:8	97:12,14 99:16	46:18 47:13 48:6
79:11,21 80:10,20	angeles 17:12	applied 66:19	59:10,17 60:23
80:21 81:25 82:1	annotated 75:15	applies 44:11 49:6	70:1
87:5 91:15 92:21	announce 19:14	60:5 67:23	arising 74:17
ahead 66:6	announced 56:23	apply 41:4 44:13	arrearage 28:4,14
aig 74:7	answer 35:6 77:8	44:14 47:6,10	arrears 27:23
akin 7:1 12:1	anticipate 24:15	48:19 59:10 65:10	article 65:17
24:11	anticipated 20:7	68:3 77:9	asked 34:3 38:13
al 1:10 2:1 4:5	47:22	applying 60:6	aspects 53:16
7:22	anybody 39:8	appoint 45:12	assert 64:6
alleging 80:4	anyone's 63:5	47:13 55:20 59:20	asserted 64:15
allen 15:14	aon 69:14 74:9	59:20	82:5
allow 2:7 4:9 6:11	77:18 78:7,24	appointed 39:16	asserts 78:3
45:1	79:6,14,25 80:3	53:10 95:22	

[assets - bernice] Page 4

assets 43:1 59:8	aust 12:16	56:4 57:19 59:18	beck 10:25 100:3
assign 26:18	authority 94:20	65:24 66:2,3	100:7
assigned 87:13	authorized 57:25	73:22,25 74:15,16	becoming 51:18
assigning 87:18	authorizing 26:17	76:1	bedford 6:7
assignment 5:6,11	automatic 2:13	bar 36:23,25	begins 41:17
5:12,19,23 6:5,9	4:8,17 5:2 26:10	44:22 45:1	begun 96:4
87:11,20 90:9	63:13 72:8 73:3	barefoot 3:3	behalf 2:10,24 3:3
92:22 99:13	74:14 84:16	13:14 86:22,24,25	3:16 4:4,10,14,20
associated 65:17	available 21:22	87:10,25 88:2,6	19:5 25:21 30:6
association 65:21	63:18 67:3,5,7	88:13,16,18,20,23	65:3 72:16 86:22
assume 26:18	68:7,11	88:25 89:2,5,10	93:23
43:3 63:6	avenue 11:4,13	89:20 90:11,16,18	belief 66:9
assumed 69:14	12:20 15:11,18	90:21,24 91:2,5	believe 30:17 32:9
87:13	16:11 17:18	91:11,20,24 92:2	33:2 46:14 53:11
assuming 47:6	aware 26:6 52:23	92:4,7,9,15,24	53:13 58:9 60:13
87:18	55:23 59:18	93:10,14,17 94:2	62:2 64:21 65:25
assumption 5:6		94:9,13 95:3,10	81:23 85:5 96:4
5:10,11,19,23 6:4	b	barrier 21:15	96:19
6:8 87:11,20 90:9	b 1:23 2:9,20,22	93:6	believed 82:2
92:22 99:13	3:8,10 5:24 6:13	barris 16:16	believes 32:22
assurance 5:16	20:25 21:13,24	72:14,16,20 73:4	95:7
asterisk 92:16	97:16	73:6 74:23 75:2	ben 39:24
attach 97:16	b.r. 60:4	75:11,14,17,21	beneficiaries
attached 28:22,24	back 21:23 22:3	76:2,10,13,16,21	55:14 61:17
31:6,14 32:8,12	24:6 45:13 61:6	76:25 77:6,17,24	beneficiary 48:18
38:3 52:18 55:10	61:25 64:4,7 69:7	78:6,9,12,15,17	benefit 13:1 27:10
91:25	71:1,4,20,21	78:20,23 79:1,6	28:10 33:17 35:3
attachment 33:7	80:20 81:18 82:18	79:10,15,20,24	36:9,12 39:13,24
attorney 6:23	86:7	80:1,8,12,14,16	43:7 49:10 55:22
attorneys 9:2 10:3	bad 52:10	80:19,23 81:9,20	58:23 60:8 61:18
11:3,12 12:2 13:9	baird 13:6	81:23 82:7,12,14	benefits 30:11,15
13:17 14:2,10,18	balance 33:18	83:8,11 84:6	30:17 34:9 36:7
15:2,10,17 16:2	ballard 13:16	bartley 11:23	36:20 38:5,6,16
16:10,19 17:2,9	14:1	based 22:8 74:20	38:18,23 39:6
17:17 18:2,10,18	balls 37:8	83:2 89:24	41:7,22 42:25
28:16	baltimore 14:5	basically 76:18	43:4,6,15 45:14
auburndale 88:21	bank 58:19,20 59:25 60:4	basis 2:23 3:11	45:24 46:11 48:2
auditor 9:20	banker 7:14 8:11	77:15 78:4 79:13	48:7 55:24 56:12
august 21:19,23	9:24	80:17,22 81:15	57:23 58:3,3 63:5
23:13 35:2,25	bankruptcy 1:2	86:7	63:6
66:11,12,12 71:10	1:16,25 3:15,20	basta 11:17	bernice 2:19,25
71:10	4:3,19 5:4 9:10	beat 37:15	3:7 27:1 29:12
	42:5 52:5 55:4,24		99:7
	72.3 32.3 33.4,24		

[best - civil] Page 5

best 20:21 37:17	broker's 84:2	47:22,22,25 51:22	chance 40:2
42:2 59:24	brookfield 17:17	53:16 54:9,12	change 19:24 23:3
beyond 30:16	89:18	56:4 58:22 59:7	46:11 49:10 56:16
56:23 61:7 64:7	brothers 38:11	59:18 61:6 64:16	96:22
big 36:22 39:25	brought 85:21	65:16 69:12 70:3	changed 45:24
56:9	bruce 3:17 16:19	72:20 73:15,18,22	changes 22:13
binding 77:13	30:7	79:1 82:24 83:1,3	31:19
bishop 2:19,25	bryant 12:4	96:20 99:15	chapter 44:12
3:7 27:1 29:13	budget 61:1,5,7	cases 25:13 36:17	53:16 59:9,16,16
99:7	61:21	38:19,20 42:24	59:23
bit 44:14 46:1	built 20:18	43:25 44:1,10	check 61:5 92:24
47:19 92:16	burbank 88:3	54:11 58:20 59:18	93:1,3,12,15
bite 71:20,22	business 9:8 27:1	60:6 62:5	chicago 14:21
blackline 22:13	48:3 93:5	cash 47:14,19	15:5 16:5 30:14
board 19:23,25	buyer 43:3,4 63:6	category 54:15	32:18,18
20:1,14 23:20		cause 73:12,13	chico 16:16 72:14
24:22,25,25	c	75:4 81:7,17	72:16,17,20 73:4
boggs 17:1	c 5:24 11:1 12:8	83:18 85:3	73:6 74:23 75:2
bother 37:12	12:16 19:1 100:1	causes 20:23,25	75:11,14,17,21
bottom 84:15	100:1	34:11 73:7 74:7	76:2,10,13,16,21
bought 64:4	ca 14:13 17:12	82:25 84:24	76:25 77:6,17,24
bounces 93:12	cal 39:21	cede 63:25	78:6,9,12,15,17
bradshaw 5:9	calandriello 15:1	center 92:18	78:20,23 79:1,6
brainer 61:13	calendar 71:4	central 74:9	79:10,15,20,24
branded 2:9	86:3,5,8	century 17:10	80:1,8,12,14,16
brauner 12:7	california 92:11	certain 6:2 21:11	80:19,23 81:9,20
breach 36:8 46:24	call 37:8 84:4	24:1 30:1 65:16	81:23 82:7,12,14
break 74:4 81:6	called 21:13 34:21	91:17 96:21	83:8,11 84:6
89:23	46:9	certainly 31:1	chief 60:3
breaking 77:19	cancer 65:18	42:22 58:18 61:19	chirls 84:7
breaks 88:11	cancers 65:17	62:21 63:4	chorus 98:1
brief 84:12	cap 53:10	certificate 74:10	chubb 63:21 66:9
brighton 5:18	capital 7:13 17:9	74:21 80:15,24	cir 58:5
bringing 89:20	care 38:14	certificates 73:14	circuit 41:12
brings 86:17	carried 29:21	79:2,5,16 80:1	51:22 57:18 58:4
92:15	carrier 68:9,10	certify 100:3	circulate 22:9
britton 11:16	69:6	cetera 42:4 47:4	circulated 23:6
broader 77:12	carriers 73:9	77:21 78:16	30:20
broadway 14:11	carry 35:2 53:12	ch 2:2	circumstances
18:3	carve 97:2,7	chambers 26:2	42:24 81:15
broker 73:9 74:20	carved 41:4	29:22 87:22 91:8	cited 48:16 58:21
78:24 83:2,5,6,22	case 1:4 19:12	91:10,21 95:5	civil 4:9 73:20
83:23 86:10	23:8 34:19 36:16	71.10,21 70.0	74:2 75:3,18,19
03.23 00.10	37:14,18 44:5		17.2 13.3,10,17
		ral Solutions	

[civil - contemplate]

_			
76:5	close 95:13,13	53:21 55:3,20	conference 22:4
claim 2:8 6:12	clovis 92:10	59:2,20,21 60:13	confidential 73:22
8:10 21:1 28:5	clubs 60:4	60:25 61:3,9	confirm 68:23
36:21 37:2 43:15	code 3:15,20 4:3	62:10,14,20,21,25	93:2 94:15
46:23,24 48:14	43:24 55:4,24	99:10	confirmation
64:6 65:12 67:10	57:19 73:11,19,20	committee's 22:13	21:15,19 22:1
67:10 68:17,20	74:1,2 75:3,4,4,15	37:5 47:16	23:25 24:3,7 25:2
69:7,10 70:9,18	75:18,19 76:5	committees 54:11	42:7 45:8 59:5
71:2 74:18,19,24	collateral 77:4,9	communicated	63:20 94:2 96:25
79:14 80:4,6,17	97:3	56:23 79:9 95:22	confirmed 45:7
80:22 82:4,5,9	colleague 32:4	community 14:18	64:10
claimants 57:1,7	81:7,11	15:2,10	confirming 94:21
claimed 76:22	collect 74:3	companies 39:23	conflict 51:16
claims 20:4 21:13	colloquially 61:12	74:2 76:3,11	conflicts 7:9 11:20
40:3 45:1,5 48:12	colloquy 53:17	company 52:20	confused 88:12
57:11 63:2,2	colon 4:20 16:15	67:12 69:14 74:8	confusion 25:24
65:10 67:1,6,8	72:17,19 81:3	74:15,25 75:5	87:3
74:5,15	84:22 85:10,14,17	compel 2:7,20 3:3	congress 41:5
clarify 31:22	86:12,15	3:8 6:11 27:4 99:7	44:2 45:4
class 30:12,25	come 21:23 22:3	compensation	congressman's
31:2,23,25 33:6	38:24 49:23 61:6	6:17,21 7:3,15,23	59:13
33:11,17,21,23	61:25 63:1 71:20	8:2,8,10,15,20 9:1	connection 31:6
34:1,2 48:18	71:21	9:8,14,19 10:3	95:25 96:1
49:16,18 55:6,13	comes 36:22	completely 58:18	consensual 87:20
56:12,22 57:6,9	53:22 59:5	complicated	90:9,25 92:9,12
57:15 58:10,17	coming 23:23	22:16 29:19 38:12	consensus 20:19
59:1 60:14	97:5	39:22 52:13	consent 20:22
clause 27:13	commencement	composition	92:17
73:24	8:5	19:24	consider 60:7
clear 30:15 41:5	commencing 21:3	conaway 7:8	considered 20:10
48:6,15 55:13	committee 3:15	11:19	consistent 58:19
71:15 82:24 83:1	4:1,4 7:2,14,21	concern 62:4	62:10
clearer 83:16	12:2 19:17,18	concerning 53:7	constituents 63:2
clearly 43:12 59:7	21:7,21 24:11,13	90:6	constitution 12:20
cleary 13:8 86:22	24:14 25:8,9 31:9	concluded 98:2	constricted 60:11
86:25	37:3 38:8,10,12	concludes 97:21	constructive 78:4
clerk 8:3	38:21,23 39:12,17	conclusion 25:13	consultancy 6:11
client 68:17 79:12	40:5 42:10,11,12	60:17 84:18	consultant 8:21
79:17,19 80:24,25	42:13 43:20,23	condition 20:8	consulting 7:20
81:4 82:2 94:3	44:19,20 45:12	92:22	contains 30:22
clients 92:20,21	47:14,23,24 48:11	conditions 5:17	contemplate
94:9	49:14,15,17 50:5	conduct 86:11	39:16
	53:9,11,14,15,19	96:6	
	X7 '4 4 T		

_	1		
contemplated	counsel 7:2,9	48:9,13,24 49:2,5	97:6,8,11,14,20
23:17	11:20 20:12,15	49:8,11,13 50:1,8	97:22,25
contemplating	29:12,18 31:24,25	50:11,14,17,22,24	court's 31:17
23:20	35:1 39:17 49:17	51:2,4,7,10,21,23	41:17 60:6
contend 57:13	61:18,25 62:3,6,9	52:1,3,9,12,17,22	courts 57:18 58:1
contended 28:1	63:14,20,23 65:6	53:2,24 54:2,4,10	covenant 5:17,25
56:6	66:5,8,23 72:10	54:17,20,25 55:2	cover 33:25
contending 58:6	counsel's 69:21	55:8 57:18 59:19	coverage 61:15
contends 58:8	country 100:14	60:20 61:7 62:13	63:18,21 64:13
contention 27:12	county 64:21	62:18,24 63:9,15	65:23 67:1,6,7,19
contested 56:8	couple 19:22 26:1	64:1,3,6,10,13,16	67:23 68:3,21
context 43:2,24	course 44:23 45:4	64:17,25 65:2,5	69:15 70:3 76:18
44:14 47:24 53:20	79:17 85:22	66:4,6,22 67:10	covered 36:2
58:15	court 1:2,16 19:2	68:8,13,22 69:1,5	46:17 49:15 50:4
continue 48:2	19:8,12 21:17,18	70:5,8,12,15,20	61:13 95:8
69:25 95:4	21:23 22:3,5,7,19	70:23 71:1,7,9,12	covers 50:2 89:16
contract 46:23	22:23,25 23:5,7	71:14,17,19 72:2	89:25 90:11 91:12
74:8 81:6	23:11,17,22 24:4	72:5,9,12,15,18	craftsman 2:9
contractual 77:12	24:8,21,23 25:3,5	72:25 73:5,7 74:4	creates 36:7
contrary 30:19	25:14,19 26:5,7	74:24 75:6,13,16	creating 36:19
controlled 6:3	26:11,15,23 27:2	75:20,22 76:8,12	creation 56:11
convince 60:19	27:6 28:18,19,22	76:14,20,23 77:2	creditor 14:10
cooke 64:20	28:24 29:2,5,8,11	77:8,19,25 78:8	16:2 17:2,17 42:5
cooperation 24:13	29:16,20,24 30:4	78:10,14,16,19,22	creditors 4:2,5
cooperatively	30:9,13,25 31:3,5	78:24 79:5,8,13	7:3,15,21 12:3
92:20 94:9	31:9,11,14,16,21	79:18,23,25 80:3	19:17,18 21:7,21
copy 55:9 62:9	31:23 32:2,4,6,14	80:11,13,15,17,21	25:8 39:5 53:14
94:5	32:20 33:1,3,5,10	81:2,4,10,21,22	creep 83:5
corners 51:14,25	33:19,22,25 34:4	82:4,8,13,16	critical 66:13
corp 58:5,19	34:6,10,15,23,25	83:10,12 84:14,21	criticized 45:11
corporation 1:10	35:6,13,16,19,22	85:1,12,15,18,25	crystal 83:1
2:1 4:5,15 7:22	35:24 36:2,5	86:14,16,20,23	cure 5:10,16,24
13:1 19:3 25:22	37:11 38:17,20	87:9,23 88:1,5,7	92:21,25 93:4
26:9 92:17	39:14,16 40:4,8	88:12,14,17,19,22	current 20:4
corpus 43:5	40:10,13,16,18,23	88:24 89:1,4,9,19	cursory 84:17
correct 22:18	41:9,11,12,19,22	90:10,15,17,20,23	cut 48:2 92:25
28:23 29:10 48:8	41:24 42:9,14,16	91:1,4,9,19,23,25	cyrus 17:9
51:6,13 73:4	42:18 43:17,19	92:3,5,8,14,23	d
74:23 88:16,18	44:1,5,9,16,21,24	93:9,11,16,19,22	d 1:24 2:10,20,22
91:24 94:25 97:10	45:2,5,10,10,15	93:25 94:4,12,18	3:8,10,14,20 4:3
cost 23:8 39:2,24	45:20,25 46:13,15	94:20 95:2,6,11	19:1 86:19 87:15
50:2,3 68:2	46:20,23 47:1,5	95:14,17,19 96:3	88:10 89:17 93:7
	47:11,13,15,18	96:8,10,14,16	94:16 99:1
			2

tuany - disagreement	.		1 age o
daily 34:18	9:24 10:3 11:3,3	defendant 77:13	designees 20:3
daluz 13:22	11:12,12,20 19:5	defendants 56:13	24:19
damages 67:15	19:17,25 20:3,4	56:21 57:2,7	determination
69:18 73:25,25	21:7,15 24:13,24	defense 67:12,24	77:3
74:3 76:7 84:3	25:22 26:18 27:13	68:9 76:22	determine 50:13
dart 14:10 92:17	27:24 28:1,3,7,12	defined 33:6 55:7	determined 24:19
93:24	30:21 34:25 35:1	58:24	71:6
date 8:5 21:19	35:20 36:8,16	defining 85:4	determining
22:1 23:13 24:7	37:6,10,18 38:3	definition 55:23	48:11
26:14,22 36:23,25	38:13 39:18 40:25	60:11	detriment 74:18
44:22 45:1 71:6	41:14 42:23 43:1	definitionally	deutsch 16:18
87:21 89:11,12	43:3,10,12,14	61:3	30:6
100:11	44:12,23 45:22	definitions 57:11	developed 42:6
dated 52:19 55:7	46:12,12,16,18	defraud 81:5	development
dates 21:22 23:13	47:3,14,19,20	delay 21:3 96:5	19:12 22:8 65:16
24:6 64:8 71:12	48:5,13 49:17	delicate 36:16	devlin 51:20,22
dave 65:3	50:1 53:8 54:14	delivered 2:9	51:24
david 4:10 16:7	56:5 58:21,25	deloitte 9:7,13,18	diaz 91:13
day 24:19 37:18	59:3,6,7 60:19	delphi 41:4 47:16	died 35:3
37:24	61:12 62:2,9,17	58:19 59:2 61:6	diego 14:13
days 23:23 93:5	63:11,17,19 66:14	demand 5:13 90:5	difference 67:4
dc 12:21 13:4	66:16,20 67:9,25	90:7	different 42:23
de 13:20	68:5,17,20 70:19	demands 76:5	44:15 76:24 77:1
deadline 72:1	74:3 75:24 76:3	demonstrate 41:1	85:1,25 89:16,24
88:10 89:17 93:7	83:22 86:11 91:20	deny 38:7,8,21	differently 37:8
deal 22:14 37:23	96:19	70:20 71:22 86:2	85:5
38:1,2 54:15 61:9	debtors' 3:6,19	86:4	difficult 42:22
dearborn 16:3	4:2 5:1,10 74:8	department 12:10	
death 43:5 56:2	decide 58:15	12:18 40:22	direct 70:12 73:11
debt 67:9	decided 83:15	depending 83:24	73:13 75:4 86:8
debtor 2:9 34:8	84:19	96:21	directing 3:15
48:1,2,7 56:3	decision 42:21	deposit 90:8	99:10
57:22 58:2 59:22	decisions 51:15	deputy 21:18	directly 65:11
60:9,10,15 69:8	declaration 32:13	describes 74:5	70:13
69:10 71:2,20,22	55:11 73:1	describing 75:9	directors 26:11
77:3,4,9,11 79:21	declaratory 26:10	description 30:20	disadvantage
80:7,9 83:17,17	82:22	56:18 99:5	46:2
83:24 84:9 85:20	declare 4:18 5:3	designatable 5:7	disagree 49:17
85:22	defend 67:4,8	5:12,19,23 6:5,9	71:3
debtor's 85:7,21	68:6,8,13,18	designated 20:2,3	disagreed 44:6
debtors 1:12 2:16	69:17,19,24,25	87:14 99:14	disagreement
4:13 6:22 7:9 8:3	70:4	designation 27:16	20:15 41:11
8:12,17,22 9:3,3			

disagrees 58:5	dollars 67:16,18	9:25 10:6 26:12	entity 55:25 67:15
disclosure 19:15	67:18,24 68:1,11	26:12,19 27:5,20	entry 3:14 29:22
20:5,6,9 22:9,10	68:19	66:14 72:8	89:3 93:6 99:9,12
22:11 23:4 24:16	door 69:7 71:1	echo 62:20	equation 39:1
31:12 32:10 55:12	draft 94:6	economic 22:21	equitable 78:3
96:18	drafting 22:17	economical 34:16	erisa 47:6,9 51:13
discovery 65:14	23:12	edward 15:21	51:17 52:4,7,15
73:17 90:6	drain 1:24	effect 58:16	60:23
discreet 54:13	drawn 80:7	efficiently 63:8	escalation 27:12
discretion 46:12	driving 20:19	efforts 19:16	especially 59:12
59:20 60:6	drye 17:16	eight 89:13	esq 11:7,8,9,16,17
discuss 72:23	dublin 12:8 24:9	eighth 15:18	11:23 12:7,8,23
discussion 37:6	24:10,11,22,24	either 36:14 62:4	13:6,13,14,22
discussions 41:21	25:4	63:2 68:16 70:10	14:7,15,23 15:7
94:7	due 27:14	71:20 88:9 89:6	15:14,21 16:7,15
dispute 27:11	dug 31:11	96:5	16:16,24 17:6,14
45:17 49:22 82:19	duties 53:13	elaborate 47:18	17:21 18:7,15,23
96:24	duty 67:4,5,8	elderly 51:1	essence 60:10
disputed 30:14	69:17,19,20,21,24	electronic 87:22	69:7
disputes 58:23	69:24 70:3 83:6	eligibility 68:21	essentially 38:20
96:22	86:10	eliminate 21:15	establish 43:11
distinct 69:20	dying 34:18	employee 43:7	established 42:8
distinction 59:14	e	employees 3:16	56:3
59:16	e 1:23,23 2:22	30:12 31:2 33:15	estate 2:19,25 3:7
distribution 92:18	3:10 4:20 11:1,1	43:6,8 44:13 46:3	4:20 5:4 8:21 20:4
district 1:3 14:18	16:15 18:15 19:1	46:4 99:11	20:21,23,25 21:6
15:2,10 26:11	19:1 29:22 57:21	employing 60:11	25:11 26:25 36:14
30:13 31:17 55:8	59:4 62:6 66:8	enable 48:2	38:16 73:2 81:16
55:9 58:1	91:9 94:1 97:15	ends 39:4	82:22 85:21 99:6
dizengoff 4:4	99:1 100:1	enforceable 41:1	estates 62:4
docket 66:15	earlier 56:11	41:2	estoppel 77:4,9
document 30:18	earned 6:17	engagement 37:22	et 1:10 2:1 4:5
30:21,23,24 32:15	east 14:3 17:10	ensure 21:22	7:22 42:4 47:4
32:19,25 46:8,9	easy 21:2 22:14	enter 28:18	77:20 78:16
51:15 52:24 92:2	50:8,12 60:23	entered 38:22	europe 74:7
documentation	87:8	45:21 73:22 87:17	evaluate 48:1
66:25	ecf 2:11,14,17,25	94:23	evaluated 38:16
documents 32:14	3:4,12,17,21 4:6	entities 74:25	evaluating 47:25
doing 27:1 47:23	4:10,15,21 5:4,7	entitled 33:17	event 84:5
47:24 57:24 83:23	5:14,20,25 6:5,9	39:10 43:7 47:17	evercore 8:9
dol 62:9	6:14,18,23 7:6,10	67:3,14 75:24	everybody 50:3
dollar 39:3,4	7:18,24 8:6,13,18	76:6 78:20 83:4	52:23
48:15 68:2	8:23 9:5,11,16,21	85:3	
	0.23 7.3,11,10,21		

[everyone's - folks]

everyone's 21:22
evidence 45:17
60:18 63:17 66:23
exactly 46:24
examiner 13:17
14:2 95:22 96:4,6
96:14
examiner's 95:25
example 33:13
54:13 88:20
exceeded 64:13
67:15
exception 41:4
44:5 56:9
excessive 53:18
exclusively 55:6
excuse 60:1
executives 35:18
exercise 41:17
exhausted 63:23
66:10,24 67:13
69:22,24
exhibit 32:8 50:18
50:19,20 51:5
92:1
existence 53:22
67:20
exists 67:8
expect 24:18
62:13
expectation 94:10
expects 24:15
expense 2:8 6:12
8:4 28:5 36:11
37:25 39:2
expenses 7:4,17
7:23 8:11 9:9,15
9:20 10:5 36:9,19
45:6 96:24
expensive 48:3
experts 47:9
expire 93:8,9

explain 52:5 75:2
explained 38:18
65:7
explicitly 96:13
exploring 81:11
exposure 65:21
expressly 52:20
56:14 80:24
extend 44:25
extended 88:9,10
extension 89:6,17
94:16,23
extensions 87:15
extent 20:24
44:21 53:18 54:13
56:19 67:19 69:25
94:15
extinguished 66:1
f
f 1:23 11:9 100:1
f.3d 58:5
faced 34:8
fact 27:15 33:6
37:2 38:15 42:10

f
f 1:23 11:9 100:1
f.3d 58:5
faced 34:8
fact 27:15 33:6
37:2 38:15 42:10
45:22 46:21 47:20
47:21 57:13 58:14
58:23,24 60:8,9
61:11 67:13 85:2
factors 20:10
84:17
facts 38:9 42:23
75:9 77:2 81:18
84:5
fail 4:14 11:7 19:7
95:13,15,18,20
96:4,9,13,15 97:5
97:7,10,13,18,21
97:23
fairly 22:14 23:12
29:20 62:22
fairness 32:16,23
faith 19:16 61:23

fallen 33:21
falls 76:18
false 73:15
familiar 29:20
family 26:21
far 40:25 55:21
74:5 77:20 83:3
favor 24:17 84:1
favorable 27:9
february 6:18 7:5
7:10,18,24 8:5,17
8:23 9:4,10,16,21
9:25 10:6 43:2
fee 6:16,20 7:1,8
9:7,13,18,23
13:17 14:2 53:20
54:8,14,22 95:18
95:22,24 96:1,4
96:14,23 99:16
feel 52:5
fees 28:16 53:10
53:18 54:23
feet 36:18
feld 7:2 12:1
felt 65:8
fennell 14:9,15
93:21,23,23 94:1
94:5,15,19,25
95:1
ferraiuoli 16:9
fiduciary 53:12
field 62:1
fifth 11:4 92:9
figure 37:17 39:23
51:2,14 80:6
file 40:3 45:1
62:22 64:20 68:5
filed 2:10,24 3:3
3:16,20 4:3,9,14
4:20 26:20 27:20
30:1 32:8 37:10
64:16 65:24 72:21
72:23 87:20 88:4

89:14,18
filing 26:10 56:4
57:10
final 6:21 31:18
32:22 56:17 95:15
96:1
finally 28:13
47:12 89:15
financial 7:20
8:16 40:15 48:4
62:3
find 30:22 32:1,13
34:13,21 38:9
46:4,4,6 52:25,25
fine 72:2 87:9
89:1 94:14 95:6
firm 30:3
first 6:16,21 7:1,8
7:13,20 8:2,8,15
8:20 9:1,7,13,18
9:23 10:2 16:21
25:23 26:8,24
64:6 67:23,24,25
68:11,19 83:15,21
84:4,19 89:25
90:18
fish's 59:13
fit 47:13
five 20:1,19 67:16
67:18,24 68:1,2
68:11,19 87:19
88:2,24 89:2
90:18 93:5
fixed 33:23
fl 16:13
floor 13:19 14:4
16:21 17:11 18:4
59:13 63:25
florey 14:23
focus 23:2
focusing 23:18
folks 48:19

[following - heart] Page 11

following 19:15	further 51:10	80:19 83:24 84:8	guess 23:11 35:3
87:10	83:11 88:10 89:6	goes 37:24 67:17	43:21 66:2 71:10
follows 27:22 56:9	89:17 94:16	going 20:1 21:25	76:18 77:17 78:7
force 58:9	furthermore	24:6 25:7 26:3	83:10,12 86:7
foregoing 100:3	41:25	28:19 30:2 36:20	88:12 96:22 97:15
foregone 57:4	future 48:9 70:1	37:11 38:7,8,14	gump 7:1 12:1
form 29:4 31:7	g	39:4 40:2 42:3,4	24:11
43:20 55:3 56:24	g 15:14 19:1 99:3	48:6 52:25 64:4	gustavo 16:16
56:25 62:14 87:7		71:15 72:23 76:24	72:17
90:9 91:6,6 92:12	gallagher 4:10	77:20 81:12,16	guys 39:22
formally 62:8	16:7 63:25 64:19	83:4 84:2 85:7,24	h
formed 60:13	65:1,3,3,6 66:5,7	86:2,4,21 87:4	
former 26:11	68:4,22 69:5,11	89:21	h 12:23
30:12 35:17 43:6	70:7,11,14 71:18	good 19:2,4,8,9,16	halfway 27:25
60:3	71:24 72:4	22:8 24:10 25:20	hamilton 13:8
forms 66:21	gallagher's 68:17	30:5,8,9 40:2,22	86:25
forth 24:7 58:11	game 37:16	40:23 52:12 53:3	hamstrung 53:12
forward 26:4	garret 4:14	61:23 72:14,15,19	hand 61:23 68:9
45:23 49:23 62:19	garrett 11:7 19:6	86:24 91:11 95:3	91:7
67:17 89:22 93:6	garrison 9:2	goodlettsville	handled 30:2
found 32:19 45:22	11:11	90:1	86:21
four 20:19 51:14	general 66:10,18	goods 2:9	hands 93:15
51:24	66:21,24 69:16,22	gotshal 10:2 11:2	hanging 59:3
fourth 90:14	70:17	19:5 25:21 62:17	happened 49:9
91:12	generate 36:11	63:11	happens 24:3
91:12 fox 15:21	gensburg 15:1,7		happy 27:8 91:7
frame 23:18	gerber 38:1,4	gottlieb 13:8	hard 63:5 81:2
	gerson 12:23	86:25	harner 13:17 14:2
fraud 80:4	40:21,21,24 41:10	governing 52:24	14:7
frederikstad	41:16,20,23,25	52:24	hauer 7:1 12:1
91:13	42:12,15,17 51:12	government 13:2	headed 56:11
freres 9:23	51:22,24 52:2,8	40:19	heading 53:8
friendly 64:22	52:10	grant 53:25 71:21	heard 63:16 83:3
front 62:24 76:9	gigantic 50:23	85:25 94:16 97:11	93:21
76:14 78:1	give 24:5 79:21	granted 99:8,11	hearing 2:4 19:15
fti 7:20	88:7	99:14,17	22:11 23:25 24:7
full 96:6	given 20:22 39:25	granting 62:7	26:8,14,22 32:16
fully 24:15 37:13	42:3 46:2 59:10	greiner 15:9	32:24 36:13 63:16
function 51:7 61:1	60:22 61:11,17	group 8:9 18:2	63:24 86:5 87:4
61:2	62:3 77:21 93:1	49:20 55:16,22	87:11 90:4,7 93:8
fund 48:7 56:2	global 19:19	56:6	94:1 95:21 96:5
funded 38:16	go 34:13 38:14	growing 37:24	96:18
funding 20:6,7	42:7 45:5 64:7,23	guaranty 13:1	heart 27:11
61:16	66:6 69:10 70:13		21.11
	00.0 07.10 /0.13		
	Veriteyt Lea		

[held - interim] Page 12

held 6:16 58:2	92:19 93:3,10,17	inadequate 27:14	injury 65:22
helpful 37:4	93:21 94:13,19,25	inadvertently	insert 95:23
high 49:19,20	95:3,10,13,16,20	26:1	insisted 63:24
highlight 19:21	96:15 97:5,10,13	inclination 51:13	instance 24:2
hill 16:22	97:18	82:16	insurance 4:19
history 59:12	honor's 87:6 91:7	inclined 53:25	5:3 26:9 30:11
66:17	91:22	include 32:9 78:7	34:14,15,16,22
holdco 3:4 6:4,8	hope 23:9 63:8	78:10,12 83:11	39:23 43:4 48:17
13:9 87:1	hopeful 20:18	96:13	48:19 51:18 52:19
holdco's 99:12	21:14	included 26:4	55:15,17,18,21,22
holders 20:4	hopefully 23:7	27:12 79:3 80:23	56:6,12,22,24
21:13	38:24 39:12	82:1	57:2,4,8,14,14
holdings 1:10 2:1	hoping 89:21	includes 55:13	58:11 63:18 64:11
4:5,15 7:22 19:3	houlihan 7:13	including 7:5 8:13	65:23 66:16,21
25:21 59:25	huddle 21:20,25	8:23 9:4 10:6	67:3,11,11 69:9
holds 59:19	huge 43:9	21:12 33:12 48:21	69:13 70:24 71:19
hon 1:24	huh 23:16	62:25 66:11	73:1,8,9,10,14,14
honor 19:4,10,14	hundreds 87:12	incorporate 56:19	73:16,19,20,23
21:4 22:20 23:10	hurricane 79:2	incorrect 73:16	74:1,2,8,9,10,11
23:19 24:10 25:6	91:17	76:14	74:15,18,20,25
25:18,20,24 26:25	hypothetically	incorrectly 75:18	75:3,4,5,14 76:3
27:7,24 28:18	67:17	75:25 76:4,6	76:11,19,22 78:21
29:14,23,25 30:5	i	increase 27:14	79:3,11,16,22
30:10 31:20 34:3	i.e. 81:12 85:6	61:25	80:2,25 82:3
34:7 35:9 39:22	97:2	incurred 7:17	insurer 63:20
42:17,19,21 43:22	identify 74:25	8:11 9:9,15,20	68:16,18,19 69:9
44:4,8 45:14	ii 88:21 89:7	10:5 67:9	69:18 70:2,10,18
46:19 47:8,12	il 14:21 15:5 16:5	incurrence 61:24	75:5 77:10,20
49:23 50:7 51:9	illinois 26:19 55:9	indemnify 67:5	82:25 85:10,10,15
51:12 52:16 53:3	64:21 65:14 70:12	69:20,21	85:22
53:11,15,21,23	immense 21:6	indemnity 73:24	insurers 35:2 73:8
54:3,6,12,14 55:1	impairment 20:25	independent 9:20	73:12
62:12,16 63:10,19	important 19:12	65:9 73:25 74:14	intention 64:23
65:1 66:7 67:22	22:16,23,24 24:1	75:25 82:8 84:24	interest 19:13
68:12,16,25 69:4	25:11 55:20 56:5	85:5 86:10	20:21 21:12 23:2
69:11 70:16,22	57:17	indiana 90:13	interested 18:10
71:5,13,23,24	imposed 53:22	92:18	18:18
72:4,6,14,19,20	impossible 21:5	indication 45:22 indiscernible 27:5	interesting 52:9 52:13
81:3 84:11,22 85:14,17 86:15,17	improper 78:14	30:18 33:10 35:15	interim 6:16 7:1,8
86:24 87:2,10,25	83:23	94:17	7:13,15,20,22 8:2
89:3 90:3,14	inability 40:25	information 5:17	8:8,15,20 9:1,7,13
91:11,14 92:4,10	inaccurate 75:9	56:25 73:16	9:18,23 10:3
71.11,17 72.7,10		30.23 73.10	7.10,23 10.3

[interim - lease] Page 13

96:10 97:14 99:16	i'm 55:23	kdi 5:22 17:2	laid 43:23 57:15
interpretation	j	89:25 90:20,21	landlord 3:2 5:17
58:6,7	i 4:10 16:7 17:21	keep 71:25 86:3,4	6:3,8 28:1,2,10,13
interpreted 57:19	jacqueline 3:20	keeps 68:4	88:14 89:24 90:4
interpreting 58:7	11:8 19:6 25:20	kelley 17:16	90:6,7 91:15,17
interprop 6:7	42:19 84:11	kenneth 14:23	92:7,13 93:1,2,5
interrupt 31:3	james 3:16 16:24	key 19:21 21:11	93:14,18 95:7
34:23	30:5	21:15 22:21 24:1	landlord's 27:11
intervene 85:23	jeffrey 4:8,10	48:17 88:3	landlords 87:5
investment 7:14	16:2 63:13	killer 64:4	92:8
8:11 9:24	jfk 16:20	kind 20:19 43:12	language 95:23
involved 34:19	jlk 10.20 jll 17:17	56:16 61:12 68:2	large 36:17,21
47:9 53:16 79:25		83:21	43:8 89:15
involves 48:4	joel 2:10	kinel 17:6	larger 35:14
ionosphere 47:22	join 81:13	kmart 64:19,22	law 14:9 51:16
60:4	joinder 4:1	64:24 65:8,11,13	52:5 58:17 60:21
ira 4:4	juana 91:13	65:24 67:14	60:21 65:10 73:25
irrelevant 41:13	judge 1:25 37:9	knew 65:20 81:15	74:17 75:9 76:4
islands 91:14	38:1,2,4,11,12	know 21:14,17	82:14 83:6 84:24
issue 36:6,22 38:2	44:6 47:21 60:3	24:2 31:18,18	lawlor 3:16 16:24
38:2 39:2,25 44:7	judged 37:7,8	32:18 33:12 34:18	30:2,5,6,10 31:4,8
49:23,24 52:6	judgment 41:18	35:6 36:23,24	31:10,13,15,20,22
54:13,16,19 55:19	67:17,25 68:5	37:1,5,20,20 38:4	31:25 32:3,5,7,21
57:20 58:14,25	82:22	38:24 39:3,7,10	33:2,4,9,14,20,23
59:3 60:14,25	juiris 2:13	39:24 40:15 44:23	34:2,5,7,11,16,24
62:22 65:9,16	july 21:5 26:13,21	47:7,12 49:15,18	35:5,11,17,20,23
75:23 76:8 77:25	71:10,25 72:3	49:22 50:8,16	36:1,4,6 39:15,18
78:11,12 83:6,24	june 1:20 2:4	68:4,15 69:8	40:6,9,12,14,17
85:19,23 97:9	27:20 35:3 93:10	78:10 80:3,4,21	40:24 52:15,18,23
issued 73:14 74:8	93:20 94:11,23	81:14 82:9 83:15	62:12
74:10 79:15	100:11	83:17,19 84:8,10	laws 51:18
issues 20:24,25	jurisdictions	84:22 89:10 96:17	lawsuit 77:5,10,16
21:1 22:2 24:1,2	77:11	knowledge 60:23	lawsuits 76:24
25:1 34:11 52:13	justice 12:10	known 65:20	lawyer 38:15
61:8,9,19 62:25	jv 5:18	kreller 17:14	42:16
63:3 64:14 65:7	k		
83:3 87:12	k 13:3	kyle 18:15	lay 69:6 lazard 9:23
it'll 23:7	kadish 15:14	1	
	kamehameha	l 2:24 5:14 12:7	leads 84:17
item 20:9 25:6,23	2:20 3:8 27:1,2	18:7 90:5,8 99:3	leaps 96:17
26:24 63:12 72:6	kanter 15:1	l.l.c. 8:9	learn 82:17
items 20:17 21:8,9	kate 13:13	l.p. 6:2 17:9	lease 2:21 3:9
26:1 95:15		labor 12:18 40:22	5:11 6:5 27:12,22
	katz 6:22 18:17		79:7,10,20 80:4
	18:18		

[lease - marsal] Page 14

	ı		
80:10,20,21 81:24	light 22:1 24:7	8:3,16,21 9:23	mailed 92:24
82:1 87:11 89:15	27:14 47:14,19,20	13:9 16:9,10 17:2	mails 94:1
leases 5:7,12,19	94:21	18:9,10 72:7	maintained 56:2
5:23 6:9 26:19	likes 75:7	llc's 5:22 6:4,8	66:16
87:4,12,13,19	limit 47:16 67:16	llp 7:2,9 9:2,8,13	major 61:8
88:2,9,15 89:21	69:23	9:18 10:2 11:2,11	making 23:13
95:4 99:14	limitations 64:14	11:19 12:1 13:8	88:8
leave 59:3	65:15 82:11 83:14	13:16 14:1 15:16	mall 4:17,20 5:1
leaves 60:25	limited 53:13	16:1,18 17:1,8,16	5:22 16:10 17:2
lebanon 90:12,24	60:22 61:1 74:7	18:17	72:7,16 73:8 74:7
led 30:12 61:23	limiting 67:10	located 92:18	74:13,18,22 83:7
left 26:1	limits 66:10,23	location 26:19	90:1,20
legal 54:4 100:13	67:13	locations 88:23	mall's 83:20
legislative 59:12	line 84:15 99:5	89:16,23,25 90:12	malloy's 6:16
legitimate 61:23	linked 65:18	91:12	mandate 53:13
lehane 2:24	lipton 6:22 18:17	logic 59:10	manges 10:2 11:2
lehman 38:11,15	18:18	lokey 7:13	19:5 25:21
lengthy 37:6	liquidated 59:23	lombard 14:3	manufacturing
leonard 12:23	liquidating 19:23	long 37:6,22	2:7,11
40:21	20:5,6,11,12 37:7	look 40:8,10	march 8:13 58:20
letter 24:16 25:25	38:20 44:12 47:21	51:14 54:14 62:19	60:1
52:18	59:7,9 60:5,9	81:5,24 84:17	marcus 3:20 11:8
letters 81:24	61:12	looking 36:5	19:6 25:20,21
level 57:18	liquidation 19:20	82:21	26:8,16,24 27:3,7
lexis 58:19 59:25	45:11 59:11,14,22	los 17:12	28:21,23 29:1,3,6
liability 65:10,25	lisa 10:25 100:3,7	lose 85:8	29:10,23,25 35:9
66:10,18,21,24	list 33:7,8 50:11	loses 77:14	35:12,14 42:19,19
69:16,22 70:17	87:16,19 95:4	loss 73:17 74:21	43:18,21 44:3,7
liberty 13:10	listening 52:4	75:15 79:4 81:25	44:10,17,25 45:13
licensor 3:2	lists 74:11	lot 22:17 32:1	45:16,21 46:1,14
lien 78:3	literally 24:6	34:12 37:13 83:16	46:18,21,24 47:2
lienholders 21:12	litigating 21:8	97:15	47:8,12 48:8,10
life 30:11 33:18	litigation 4:9 20:8	lower 57:18	48:23,25 49:3,6,9
34:15,16 43:3	20:12 21:24 22:2	luke 3:3 13:14	49:12,22 50:7,10
55:15,16,18,22	26:10 39:12 52:21	86:24	50:12,15,19,23,25
56:6,12,22,24	80:7 81:13 83:5	m	51:3,6,9 84:11,11
57:2,3,8	83:13,22 85:8,22	m 11:23 14:23	84:15 86:17,21
lifland 44:6 47:21	litigations 82:23	15:21	87:2
lifland's 60:3	85:24	ma'am 29:16	maria 79:2
lift 67:2	little 33:16 46:1	maeghan 17:21	mark 50:5
lifting 77:15	50:20 92:16	maher 16:18 30:6	market 13:18
lifton 14:17	llc 2:7,11,20 3:4,8	mail 29:22 62:6	marsal 8:16
	4:17,21 5:1,18 6:7	66:8 91:9 97:15	

_			
massachusetts	mention 52:15	months 36:16	multi 48:4
90:2,22	mentioned 22:21	90:5	multiple 82:23
massey 13:13	23:14 24:18 46:7	morbid 50:20	multiply 43:8
master 89:15	mentions 52:20	morning 19:3,4,8	n
matter 1:8 27:8	merits 53:6 86:6	19:9 24:10 25:20	n 3:16 11:1 16:24
29:19,21 52:25	met 68:21	30:5,8,9 40:22,23	17:6 19:1 99:1,3
54:20 58:17	mi 18:13	53:3,17 72:14,15	100:1
matters 2:4 6:20	michael 13:6 18:7	72:19 86:24 97:24	n.a. 15:17
19:11,22 26:3	middle 55:9	morrissey 12:16	n.d. 59:25
86:19 95:18	milbank 17:8	53:3,4 54:6,12,18	nail 71:2
matthew 15:7	million 20:7 43:12	54:21 55:1	name 30:8 64:19
mcallen 90:12,24	67:16,18,18,24	motherway 16:1	80:23
mcandrews 6:16	68:1,2,11,19	motion 2:7,13,19	names 50:21
mcloughlin 17:21	milton 2:7,10	3:7,14,19 4:2,8,17	naperville 92:18
29:14,17	mineola 100:16	5:1 6:11 26:9,13	napleton 16:1
md 14:5	minus 50:4	26:25 30:1 31:6	nature 55:20
mean 37:14 39:19	minute 32:12,23	33:25 37:9 43:19	near 20:2,14,15
40:12 41:11,16	misrepresent	53:7,24,25 55:2,5	23:21
48:5,15 50:14,17	81:21	55:11,16 58:8,15	necessarily 60:23
52:3 61:22 69:16	missed 32:10	58:21 62:7,23	81:7
69:24 70:23 71:9	missing 48:17	63:13,15 64:3,16	necessary 7:17
77:21 80:4 81:5,7	misunderstanding	67:2 70:21 71:21	10:5 20:18 56:19
82:4 83:12 85:3	88:25	72:7,21,21 74:5	64:22 65:8
91:25	mode 59:22	81:16 83:9 84:3	need 21:20 22:9
means 41:2,3,13	modifiable 60:20	85:2 86:2 99:6,9	25:1 37:16 39:20
81:10,11	modification	99:12	39:20,20 42:10,11
meant 35:7,8	32:24	motion's 37:10	42:12,12 62:8
mechanically	modifications	motions 2:16 3:3	64:7 70:5
21:4	21:10	4:13 99:15	needs 60:8 61:22
mechanism 33:7	modified 30:16	movant 56:9,10	negotiate 39:11
37:1 57:24	41:6	57:12 63:14 65:4	negotiating 48:1
meet 55:23	modify 41:13	70:17	
member 19:25	57:23 58:2,4,8,11	movant's 63:20	negotiation 27:16
20:1 56:23	60:7	63:23	negotiations 43:2
members 20:14	moment 25:12	movants 46:7	never 30:16 85:25
20:20 23:21 25:8	moments 44:20	57:12 62:6 96:2	
33:17 34:1,2	money 43:13 68:6	movants' 66:19	nevertheless 44:2
56:12 57:6 58:10	money's 84:2	move 19:10 25:16	new 1:3,18 11:5
60:14	monroe 14:19	25:17 38:9 88:6	11:14 12:5,14
memorandum	month 96:24	89:5	13:11 15:12,19
4:18 5:2	monthly 49:19,19	moving 87:6 93:6	17:4,19 18:5,21
memories 52:3,10	50:2,3	mulder 32:5,13,22	58:1
52:12			news 94:13
	X7 ' T	val Solutions	

[nicholas - part] Page 16

nicholas 14:17	ny 11:5,14 12:5,14	49:2,14 51:7	93:3,7,20 94:6,11
nine 89:23 90:5	13:11 15:12,19	52:17 53:2 54:25	94:22 95:24 96:23
nj 16:22	17:4,19 18:5,21	62:15 63:9 64:2	97:17 99:9
nobody's 49:23	100:16	64:25 66:4 68:22	ordered 53:15
nominate 23:20	0	69:1 70:15 71:7	92:3
nominating 23:15	o 1:23 19:1 100:1	71:11,13 72:5,12	orders 87:17,21
non 73:25 74:15	oak 18:13	72:18 73:5 74:4	87:22 89:22,24
74:16		75:16,20 77:25	90:17,19,25 91:2
nonresidential	objection 2:16 3:2	80:13 82:16 84:14	93:4 95:5 99:13
26:18	3:19 4:2,13 5:1,9	84:21 86:14,23	orlando 16:13
norman 17:6	5:22,24,25 6:2,7	87:9 88:5,13,17	outcome 37:11
north 8:16 13:18	20:17 26:20 31:12	89:4,19 90:10,20	outset 87:2
16:11	43:22 53:8 55:12	91:1,19 92:5,8,14	overview 88:8
northstar 18:2	58:21	92:23 94:4 95:2,6	overwhelm 62:2
notably 27:24	objections 5:16	95:9 96:16 97:20	62:21
note 19:11 26:3	22:14 95:21	97:22	owe 86:10
31:16 38:1 44:10	obligation 27:15	olbrysh 3:17	owed 2:23 3:11
52:18 63:15	70:2	16:19 30:7	27:23
noted 47:9 87:2	obligations 2:21	old 34:14 39:5	owned 6:3
notice 2:4 5:6,11	3:9 80:10	100:14	
5:18,22 6:4,8	obviously 22:7	olga 11:9 63:10	p
26:16 36:23 40:1	34:12 36:17 40:10	omnibus 2:16 3:2	p 11:1,1 14:9,15
40:8,11 44:22	61:22 65:9	4:13 26:13,21	19:1
61:14 62:25	october 6:17 7:5	63:16 71:25 93:8	p.c. 15:1,9 18:1
noticed 40:3	7:10,17,24 8:12	94:24	page 32:11 87:24
notices 88:4	8:17 9:4,15,21,25	once 37:5 41:16	87:25 99:5
notified 21:11	10:5 55:7	85:24	pages 32:9 60:1,2
notify 37:20	office 12:11,19	operate 57:19	paid 27:13 28:6,8
notwithstanding	14:9	70:9	75:25 76:3,3,4,6
34:8 57:21 60:17	official 4:1,4 7:2	opportunity 94:7	85:16,20 92:21
november 8:22	7:14,21 12:2	opposed 58:7	97:3
9:10 65:19	oh 24:21 32:4	88:15	papers 31:6 37:6
number 26:12,12	47:5 59:25 88:1	opt 57:10	75:7,8
26:20 27:5,20	95:12,12	orange 16:11 88:3	paragraph 56:10
28:15 29:25 34:11	okay 19:2 22:5,6	order 3:14 24:25	57:5 66:14,15
34:20 43:9 59:18	23:11,22 24:4,8	25:1 26:17 27:19	74:6
63:12 66:15 72:7	24:21 25:3,14,19	27:22 28:18,20,20	paragraphs 56:19
72:8 74:12 88:15	26:7,15,23 27:3	· · ·	57:16 74:6
93:1	29:5,11,16,20	28:21 29:4,8,11 29:22 31:18 32:12	parallel 76:23
numbers 23:3	30:4 32:6 33:5		park 12:4 17:10
	34:4,6,7 35:13,16	32:13,15,23 48:2 54:2 62:7,8 90:9	17:18
48:15	39:14 40:16 41:24	·	parkway 16:20
nw 12:20 13:3	42:16,18 43:21	90:11,14 91:7,12	part 4:19 5:4
	46:20 47:11,11	91:15 92:10,11,12	30:12 31:2 56:3

[part - practical] Page 17

59.14.70.2.76.14	79.14.14.00.05	00.9	-loogyma 62.4
58:14 70:2 76:14	78:14,14 92:25 94:3 96:23 97:1	99:8	pleasure 63:4
76:15 97:2		pfeiffer 4:8,10	plus 28:15 57:3
participate 42:5	99:7	16:2 63:13 64:3	96:24 97:1
particular 47:15	payments 43:15	65:12 67:14	point 36:15 43:21
particularly 75:8	55:25 56:1 97:2	pfeiffer's 65:18	44:18 48:13,17
83:2,22 93:7	pays 75:18 76:6	ph 91:13	53:8 78:7 82:10
parties 19:12	peck 38:2,11,12	phil 24:10	83:15,18 84:20
20:13,16,16 21:12	pending 96:21	philip 12:8	90:17 94:22 97:9
21:16,21,25 23:2	pension 13:1	phone 29:15 95:8	points 67:21
23:24 24:17 26:6	people 23:14,15	picture 62:3	policies 55:18,21
27:10,18 29:3,18	33:8,12 34:12	piece 22:2	56:8 57:15 61:11
64:23 85:6 92:19	36:2 37:20 38:14	pirates 37:15	66:16,18 69:15,16
94:21	41:2,3 48:24 49:6	place 37:1	69:22 71:9,21
partners 17:9	49:12 50:4,6,9	places 46:11	83:4
19:6 52:4,7	51:1,25 52:9 54:7	plains 1:18 88:3	policy 35:10,12,25
parts 74:5	61:14	plaintiff 64:21	54:5 56:7 58:7
party 18:10,19	percent 28:4,5	plaintiffs 57:15	63:21,21 66:10,11
48:4 64:22 65:8	81:20 96:23,24	plan 19:16,20	66:24 68:11,14,23
75:18 76:5,5	perform 39:13	21:8,9,16 22:19	68:25 70:6,8,17
77:14 91:20	performed 6:13	24:16,17 28:6	70:18 73:1 74:11
passed 34:20	period 6:23 7:4,10	30:19,21 37:7	76:19 78:21 79:3
87:21 89:11	7:23 8:5,12,22 9:3	39:11 41:6,13,15	82:20 83:20
passes 35:24	9:24 27:16 36:12	42:22 45:6,8,23	portion 72:22,25
passing 89:12	56:17 63:19 66:2	46:5,8,8,10,16	73:6
patriots 37:15	66:3,17 82:11	47:2,3 49:25	position 41:17
patton 17:1	periods 97:1	51:14,15,16,19,25	42:4 45:9 47:14
pauahi 2:19,25	permanent 56:12	55:17,22 56:2,6,8	47:19 53:6,24
3:7 27:1 99:7	permission 87:6	56:18,18 57:14,20	62:2 69:12,21
paul 9:2 11:11,17	91:22	58:8,11,14,16,23	93:17
13:17 14:2,7	perpetuity 43:16	59:5,9 60:15,16	possession 9:3
pause 54:24 72:13	person 55:25	60:18,20 61:18	11:3,12 57:22
pay 2:23 3:11	personalized	planning 84:13	58:2
27:15 28:13 43:5	56:24	plans 48:17,19	possibility 67:7
43:14 57:23 67:12	peshko 11:9 63:10	55:15,22	possible 5:10
70:2 85:19 93:4	63:10 64:2,5,9,12	platform 5:18	post 2:10,21 3:9
payee 73:17 74:21	64:15,18 67:21	play 37:16 49:14	6:14 27:4,13,23
78:2 79:4 81:25	68:10,15,24 69:4	played 37:20 42:1	28:4,14 46:13
paying 48:20,21	70:16,22,25 71:5	playing 62:1	66:3 99:8
78:2	71:8,11,13,16,23	plaza 13:10 17:3	potential 85:24
payment 2:8,20	72:6,10	pleading 53:5	potentially 66:19
3:8 6:12 27:4 28:3	petition 2:10,21	please 19:2	practical 44:18
28:7,8 69:23	3:9 6:14 27:4,13	pleased 19:14	54:20 63:3
74:17 77:23 78:1	27:23 28:4,14	Production 17.11	21.20 03.3
71.17 77.23 70.1	21.23 20.7,17		
	l	-	-

[practically - r] Page 18

practically 62:22	84:9	project 54:15	provisions 22:17
precedent 20:8	problem 85:2	promptly 62:14	51:16,18
preempted 51:17	procedure 20:13	proof 79:11,22	puerto 73:10,10
preference 26:2	proceed 4:9 63:24	82:3	73:19,19,20 74:1
prejudice 38:8	67:10	properly 36:8,10	74:1 75:3,3,14,15
86:2	proceeding 72:23	36:20 85:20	75:18,19 76:4,5
preliminary	76:1,11,17 78:5,6	properties 89:18	82:14 84:24 91:13
36:13	82:21 83:13,14,25	91:18	purchased 65:12
premise 41:7	84:1,4,18 85:19	property 26:19	purely 64:19
premiums 48:20	86:6	73:2 82:22 85:21	purports 73:24
48:25 49:18,19,19	proceedings 98:2	88:21	purpose 43:22
prepared 44:25	100:4	propose 59:8	55:25 95:17
58:14	proceeds 4:19 5:3	proposed 5:10,24	purposes 26:10
prepetition 66:17	67:3,11 73:1,23	27:19 28:18,19	85:8
prescribe 61:2	75:24 83:21	29:22 87:20 89:22	pursuant 2:21 3:9
present 60:10	process 27:17	91:2 95:23	3:14,19 4:3 5:13
84:16	37:12,19 38:6	prosecute 74:14	74:1 91:14
presentment	41:6,17 42:6	protected 42:2	put 53:5 71:4 86:4
26:17 87:21 88:4	43:23 45:3 48:3	93:5	86:5 96:6
89:11,12	53:20 54:23 89:7	protection 28:9	putting 20:5,5
preserves 51:17	produce 32:15	protections 36:14	53:10 86:7
pressure 96:6	produced 32:25	protects 38:25	q
presumes 37:13	producer 73:14	protracted 48:3	qbe 26:9
pretty 38:15 48:6	73:16 74:10	proved 67:15	qualified 4:1
48:6 82:24	producers 74:16	proven 66:22	quarropas 1:17
previously 19:25	75:1	73:15	quarropas 1.17 question 23:11
22:12 23:6 28:9	product 65:10,13	provide 32:11	32:24 33:5 35:1,7
63:16 65:24	65:17,18,21	45:4,23 47:4 62:8	44:11 45:13,16
price 18:1	professional 6:21	63:17,19 79:11,21	50:5 77:8 96:22
primary 20:11	7:16 8:2,8,15,20	80:9	questions 28:17
prime 8:3	9:1 10:4 39:3	provided 32:12	84:23
principle 19:18	61:24	46:7 56:14 62:7	quibble 44:3
principles 47:5	professionals	66:5,8,22,25	quick 37:23 62:18
prior 24:1 33:15	23:24 25:10 39:17	69:12 79:6,15	quickly 45:5 63:8
42:7 56:3 66:1,11	47:17 48:4 53:19	80:15 94:5	quincy 26:19
priority 36:11	99:15	provider 9:15	quite 21:14 29:21
privies 77:14	program 56:2	provides 57:1,6	quote 66:16 69:17
privity 77:10,11	programs 55:18	57:21 75:4 93:4	quoted 57:16
77:12	progress 88:8	providing 56:1	_
privy 77:13	89:20	74:21	r
probably 40:1,2	prohibit 45:8	provision 57:10	r 1:23 6:22 11:1
47:5 49:1 71:10	prohibition 54:4	57:10,22	17:14 18:23 19:1
81:10,11 82:18			99:3 100:1

[raise - respect] Page 19

. 20.16	10	27.12	
raise 20:16	recommending	rejection 37:12	replacement
rate 27:25 56:21	24:17	61:10 94:17	34:13,22
rationale 61:10	reconsider 38:9	related 2:21 3:9	reply 32:8 52:19
85:15	record 100:4	19:22 20:6,22,23	55:10
ray 19:4 62:17	recordkeeping	21:9,23 27:4	report 25:15
rdd 1:4 2:1	71:25	73:21 91:16	38:17
reach 40:7,12	recover 67:3	relates 66:13	repose 65:15
60:16	recovery 67:14	relating 20:17	represent 34:3
reached 27:9,18	redrafting 22:19	relationship	39:8 79:18 81:4
87:5 92:21	reduce 23:7 57:2	83:16 86:9	representation
reaching 24:14	57:7	released 28:12	39:10 81:14
reacting 75:8	reduced 30:16	relevant 27:12	representative
read 34:25 42:24	reduction 39:4	55:19 58:9 66:2	57:25 66:9
59:9,15 75:7	49:10 56:22	69:15	represented 29:18
reads 36:10	reductions 57:4	relied 82:2	79:16 80:25
reagan 26:20	refer 33:10	relief 2:13,16 4:8	representing
real 8:21 26:18	reference 29:2	4:13,17 5:2 26:9	40:21 49:16 61:4
64:23	59:11	38:13,22,24 62:23	represents 50:6
realistic 62:5	references 82:1	63:13 72:8,21	88:21 92:25
reality 61:5	referred 50:18	74:13 83:9 84:16	request 28:18
really 20:18 25:12	55:15 56:11 73:13	85:4,8 86:1	48:1 60:7 90:8
27:17 37:13 38:9	77:6	reluctant 61:2	95:23
39:24 43:24 44:3	referring 33:11	remaining 97:1	requested 28:1
46:17 48:11 58:9	75:10	remarks 59:13,15	32:14
61:7 69:8 70:23	refers 55:6 56:10	remedies 76:25	requesting 99:12
82:9 84:8 88:7	94:8	77:18 93:18	required 37:5
96:25 97:8	refile 26:2	remedy 78:21	80:20 94:15
realty 6:2	reflect 20:7	rendered 7:4,16	requirement 36:9
reason 54:1 64:19	reflected 27:19,21	8:4,10 9:9,14,19	requires 80:22
66:13 94:22	reform 78:3	10:4	85:6
reasonable 56:16	regard 83:1	renew 86:3	reservation 3:6
70:1	regarding 25:25	rent 2:21 3:9 27:4	30:22 56:15
reasonableness	46:4 53:6 74:11	27:13,14,15 28:2	reserve 42:8
54:23	84:23	99:8	43:11 97:7
reasons 64:20	regards 65:8,10	rental 27:25	reserves 95:24
recall 90:4	65:23	reorganization	resolution 27:9,16
receipt 93:2	reimbursement	59:11,15 60:12	27:21 74:17
receive 76:7 94:3	7:4,16,23 8:4,11	reorganizing	resolve 24:1 37:4
received 33:17	9:9,14,19 10:4	47:25	resolved 37:23
36:23 44:22 79:2	56:1	repairs 91:18	resolving 29:19
94:2	rejected 27:22	repeat 54:2	resources 62:3
recognize 39:3	37:19 40:2	repeatedly 54:10	respect 3:6 24:20
			24:22 35:9 39:2
Veritext Legal Solutions			

[respect - schrock]

43:10 54:19 90:3	53:15,19 54:15	93:11,12,16,25	ryan 11:23
92:10,17	55:3,6,14 56:24	94:12,18 95:11,14	S
respective 23:20	57:25 63:4 99:9	95:25 96:3,8,11	s 4:4 11:1 19:1
92:20	review 94:7 95:25	96:15 97:6,8,11	99:3
respond 67:21	96:5,7	rights 3:6 20:22	s.d.n.y. 58:20 60:5
response 3:6 5:18	reviewed 96:16	27:16 30:23 37:21	sai 59:25
26:12 34:25 56:25	revised 21:19	39:7 56:15 68:14	sale 43:2
66:14	27:25 28:2	68:16 82:19 83:20	salient 27:21
responsibility	revive 52:10	risius 8:21 18:9	san 14:13
40:5	richard 3:17	18:10	sanctionable
responsible 85:11	12:16 16:19 30:7	risk 45:3,9 59:4	73:18
restored 57:4	53:3	74:9	santa 4:17,20 5:1
restricted 54:18	rico 73:10,10,19	rivergate 5:22	16:10 72:7,11,16
restricting 53:9	73:19,20 74:1,2	17:2 90:1,20,21	73:7,11,17 74:6
restriction 53:25	75:3,3,14,15,18	road 100:14	74:13,18 76:18
54:2,8,22	75:19 76:4,5	robbins 14:17	78:20 79:1,3 83:4
restrictions 53:22	82:14 84:24 91:13	robert 1:24 2:24	83:6
restrictive 5:17,24	rifkind 9:2 11:11	11:16	sara 12:7
restructuring	right 22:7,20,25	rockefeller 17:3	saving 36:19
25:9	23:5 24:8,23 25:5	role 48:10 49:13	savings 21:6
result 20:24 21:3	25:15 27:6 32:20	ronald 3:17 16:19	saving 41:13 50:2
21:4 30:17	33:19,22 34:6,10	30:7	61:3 74:19 75:23
results 76:24	34:15 35:17,19,22	room 1:17	75:24 84:13
85:25	36:1,4,5,6 38:21	root 78:17	says 32:23 46:10
retained 38:15	40:4,13,18 41:9	rosa 4:17,20 5:1	56:21 64:3 74:6
retired 3:16 33:12	41:15,16,19,23,24	16:10 72:7,11,16	74:13
99:11	41:25 44:9,16,24	73:8,11,17 74:6	schedule 21:24
retiree 41:5 43:15	45:15,20,25 46:15	74:13,18 76:18	30:16 71:25
46:10 48:11,21	47:1,6 49:5,8,11	78:20 79:1,3 83:4	scheduled 2:4
49:1,14,24 50:5	50:14,24 51:2,8	83:7	22:11
55:5,16,21,23	51:23 52:1,22	rosen 6:22 18:17	schedules 97:16
56:12 57:2,8,23	54:5,17 55:2 56:7	18:18	
58:3,23 60:8	58:4,16 60:15	ross 8:21 18:9,10	scheduling 19:22 22:2,4
62:19,21,24	61:6 63:9 64:12	roughly 30:11	schein 18:7
retirees 3:19 4:2	64:17 69:9,17	rounds 19:16	school 14:18 15:2
30:1,6 33:11,12	70:25 71:16 72:9	royal 18:13	15:10 15:10
33:20,25 34:5,12	73:5 74:22 76:20	rule 45:5 65:14	
34:17,20 35:23	77:23,24 78:3,15	71:4,15	schools 2:20 3:8 27:3
36:14,23,24 39:5	78:19,22 79:13,23	ruling 62:10,18	
39:13 41:6 42:2,3	80:5 81:6,18,22	86:5	schrock 19:4,5,9
42:22 44:22 45:1	82:16 84:21 85:18	running 24:25	22:6,18,20,24
45:12 47:23,24	86:20 87:23 88:17	65:13	23:1,6,9,16,19,23
48:12 52:20 53:9	89:9 90:23 91:4		24:5,18 25:6,17
			62:16,17
Veritext Legal Solutions			

[schwartz - stating]

schwartz 14:17
scope 47:17 53:9
54:1 55:19
sears 1:10 2:1 4:5
4:14 7:22 19:3
25:21 30:1,10
42:20 43:6 55:16
55:21 56:16,17
57:13 58:10 73:21
73:22,24 79:6,11
79:16,22 80:9,12
80:14,15,24,25
81:1,5,12,13,13
81:14 82:5,6
seated 19:2
second 4:13 18:11
21:12 26:16 31:3
51:22 57:17 68:4
88:6 90:1
section 3:14,19
4:3 41:6 55:3,24
57:19,21 58:10,12
58:24 59:4,4,9,11
60:5 69:15 73:11
75:10,11 86:18,18
88:7,9 89:5 90:5
security 5:13
35:14 90:5
see 63:1 70:5,8
74:6 77:15 80:6,8
84:19 87:18 88:14
88:20
seek 28:3 73:24
74:3 77:18
seeking 69:18
72:25 96:25
seeks 74:13 76:17
seen 30:19 50:10
sees 47:13
selecting 20:11,14
20:14
selection 20:17
23:24

seminal 25:12
senior 35:17
seniors 61:18
sense 43:24 61:17
69:6
sent 32:17 52:19
79:5,8 81:24 94:6
sentence 35:7
sentiment 73:23
sentiments 62:20
separate 21:24
22:3 46:10 69:19
88:23
september 56:23
serious 58:25
60:14
served 44:18 90:6
service 39:13
services 6:11,13
7:3,16 8:4,10 9:8
9:14,15,19 10:4
18:2 74:9
set 19:11 27:24
28:9 55:18 58:11
61:21 84:23 89:3
settle 19:16 62:8
settled 27:25
settlement 19:19
20:23,24 25:11
29:9 30:13,15,17
30:25 31:5 32:16
32:21,25 33:13,14
45:18,19 49:4
52:20 55:7,10,16
56:11,15,17 60:22
94:6
settlements 57:9
settling 20:23
seyfarth 15:16
shadow 24:25
share 28:14,14
shaw 15:16

short 16:22
shortly 88:10
89:18
show 61:7 69:2
70:16 86:8
shown 68:22,24
shows 74:21
sides 39:1 54:7,22
signature 32:9
simple 23:13
simplified 87:7
simply 22:11
38:20 43:5 59:22
80:9 91:21
sit 62:24
sitting 54:7 62:19
situation 34:8,13
37:23 38:18 39:9
41:10 51:20
six 87:17,23 89:24
size 51:3
smaller 35:12
sold 43:1 59:7
solicitation 21:3
solicitor 12:19
solutions 100:13
solvency 96:19
_
97:9
97:9 solvent 36:17
solvent 36:17
solvent 36:17 96:20
solvent 36:17 96:20 somebody 39:19
solvent 36:17 96:20 somebody 39:19 somewhat 58:6
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17 sonnax 84:17 85:9 86:1
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17 sonnax 84:17 85:9
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17 sonnax 84:17 85:9 86:1 sorry 31:10 42:9
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17 sonnax 84:17 85:9 86:1 sorry 31:10 42:9 52:10 60:1 66:7
solvent 36:17 96:20 somebody 39:19 somewhat 58:6 61:2 sonia 4:20 16:15 72:17 sonnax 84:17 85:9 86:1 sorry 31:10 42:9 52:10 60:1 66:7 85:12 90:15

sorted 49:21
sorts 54:10,11
sought 97:12
sound 22:15,16
source 76:17
south 16:3
southern 1:3 58:1
spahr 13:16 14:1
spd 46:8,10
speak 65:6 89:13
special 24:13 42:6
specific 24:6 55:6
specifically 91:17
96:12
spells 96:11
spend 22:17 47:17
67:25
spent 61:19,22
67:24 68:12,19
spoke 26:1
squire 17:1
stand 83:16
standalone 92:2
standard 20:20
standards 84:16
starboard 5:18
stargatt 7:8 11:19
start 25:1 39:11
starting 65:13
state 51:16,17
65:10 67:10 70:12
stated 73:16
statement 19:15
22:10,10,12 23:4
24:16 32:10 40:20
54:5 55:12 69:13
96:18
statements 82:2,3
states 1:2,16
12:11 13:2 21:13
66:15 69:16
stating 66:9 79:3
81:24

[status - think] Page 22

	1	T	T
status 26:6 74:21	subject 31:17	support 4:18 5:2	ten 67:18
statute 54:1 60:7	46:11 56:15 59:3	19:19 38:9 40:20	tennessee 90:1,12
60:12 65:15,15	61:5 73:2 77:3	55:11 66:25	term 20:2,14,15
83:13 85:6	87:14	supporting 24:16	23:21 37:22 55:5
statutes 77:22	submit 24:15 73:7	supports 69:12	60:11 77:12,13
statutory 64:14	87:22 91:8,21	supposed 79:21	terminatable
stay 2:13,17 4:9	93:19 94:10 95:4	81:25	60:21
4:14,18 5:2 26:10	95:24	sure 21:21,22	terminate 36:10
63:14 67:2,9 72:8	submitted 38:17	23:13 31:4 34:24	41:15 42:21 56:8
72:21 73:3 74:14	94:22	35:7 38:15 42:1,3	57:14 59:1 60:7
77:15 83:9 84:16	subsequent 2:23	47:8 52:6 62:10	60:16
85:4,8	3:11 32:25 33:20	62:23 64:9 65:5	terminated 30:11
stayed 37:15	subsequently	69:11 70:7,11	34:9 36:8,20 39:6
steen 13:8 86:25	72:23 73:15	81:18,20 93:22	58:17
stem 78:17	subsidiaries 6:3	surprising 63:7	terminating 63:5
stems 76:17	substantially 43:1	suspect 36:25	termination 36:12
step 82:18,18	59:8 91:5,6 92:11	48:10 52:24	42:25 49:25 61:10
83:21	successfully 87:12	sustain 73:11	terms 19:16,19,21
stipulation 26:17	sucked 85:7	sustains 73:21	19:23 22:22,23,24
28:20 29:6 31:5	sue 81:12,12 85:7	t	23:1 27:18,21
32:7 33:6 34:9	sued 76:10		31:1 51:17 54:23
45:18,19 46:16,21	sues 81:12	t 15:7 100:1,1	56:7 57:20
46:25 49:3 50:4	suggesting 37:10	table 54:7	texas 90:12
50:18,19,21 53:1	suggestion 43:10	tables 39:23	thank 24:12 25:3
55:7,10,15 56:10	43:14	take 38:14 44:7	25:4,7 29:18,23
56:14,20 60:22	suggests 30:19	60:8 63:4	39:15 40:17,18
61:14 91:16,23	75:21	taken 45:10 49:24	42:17 51:9 52:8
94:8	suing 82:13 85:15	talk 21:16 39:18	53:1 54:3 55:1
stipulation's 41:1	suit 69:18	62:25	62:12,13,18 70:22
41:2	suite 12:13 14:12	talking 68:4 75:11	71:5,13,23 72:4,4
stipulations 89:14	14:20 15:4 16:4	target 87:6	86:15,16,17 95:10
91:21	16:12 18:12	tata 6:11	97:13,18,23,25
stop 75:22	100:15	tax 9:13,15	98:1
store 89:16 92:10	summarize 77:22	taylor 7:9 11:19	thanks 29:24 34:6
stout 8:21 18:9,10	summarized	14:17	62:16 95:9
strauss 7:1 12:1	57:16	teed 76:8 82:18	thereof 4:18 5:3
street 1:17 12:12	summary 22:8	telephonically	thing 24:12 42:1
13:3,18 14:3 15:3	30:19 46:8,8	11:23 13:22 14:7	94:14
16:3 18:11,20	56:18	14:15,23 15:7,14	things 23:3 37:7
strikes 37:9	superpriority	15:21 16:7 17:6	37:13 44:19 56:1
strongest 45:17	60:10	17:14,21 18:7,15	56:13 75:7
subcommittee	supplemental 5:9	18:23	think 21:5,6,20,23
25:9	5:13,16 6:2,7	tell 37:1,21 44:21	23:1,25 26:2 27:9
	,100,		
	l		<u> </u>

[think - vested] Page 23

30:14,18 33:1,3	told 34:19 39:6	turn 63:14 72:10	understanding
34:14 35:5 37:4,8	tolls 65:15	78:24 96:22	31:21 50:20 65:24
37:12,22,22 38:23	total 57:3 88:8	turns 43:9 50:15	69:14 86:12
39:21,22,25 40:14	89:10,23	67:12 83:25 84:1	understate 25:12
42:1 44:17 45:16	totally 85:5	two 20:2 24:19	underwriters
46:9 47:20 48:25	touch 21:17	26:3 39:20 46:11	74:16 75:1
49:15 50:15 53:16	touche 9:18	48:17,18 54:7	undue 96:6
54:9,12,19 58:6	tranches 89:16	55:15,18 64:23	unexpired 26:18
59:13,24 61:4,5	transactions 9:7	66:20 67:21 74:4	unfairly 58:6
61:19 62:1,5 69:1	transcribed 10:25	74:6 76:23,24	unfortunately
69:12 71:14 85:1	transcript 100:3	77:19,21 85:24,24	34:17 35:24 61:11
86:22 87:7 92:16	transcripts 38:3	88:21,22 89:11	61:13
93:14 95:11 97:16	transform 3:2,4	91:12	unilateral 56:16
97:21	6:4,8 13:9 27:15	type 47:23 77:15	57:13
thinking 52:4	28:13 46:2,3	types 61:19	union 39:8 47:25
third 2:16 15:11	86:22,25 87:13,14	typical 42:5	unit 14:18 15:2,10
41:12 58:4 90:11	87:19 90:6 91:16	u	united 1:2,16
thomas 17:14	92:5,24 93:1,4	u 99:3	12:11 13:2 21:13
thought 38:4 42:9	99:12	u.s. 1:25 12:10,18	unpaid 36:12
54:5	transition 46:2	26:11 40:21 53:4	unrealistic 43:18
thoughtfully 38:4	treated 28:5	53:5,6,7,23 62:4	unsecured 4:1,5
three 19:25 20:1	tried 34:21,21	62:11,13	7:2,14,21 12:2
27:17 34:18,19	43:3 63:5	u.s.c. 2:8,22 3:10	19:17,18 21:7,20
89:12,16 90:11	triggered 70:4	5:14 6:13	25:8 39:4
ties 57:11	true 35:9 50:7	ucc 19:19 20:1,2	use 28:12 77:13
tight 72:1 96:19	100:4	20:22 21:9	uses 46:22 55:5
till 94:23	truly 71:17	uh 23:16	usual 36:14
tilts 62:1	trump 30:24	ultimate 38:24	v
time 22:17 23:18	trust 5:9 15:17	ultimately 63:7	varick 12:12
28:3 31:1 32:6	19:23 20:6,8,12	74:2	various 23:15
33:23 36:12 50:25	26:21 78:4	umbrella 66:18	66:16 84:23 99:14
61:20 63:17,24	trustee 12:11	66:21,25 67:6,7	99:15
65:20 66:1,2	15:17 20:11 21:13	67:19,23 68:2,10	vedder 18:1
69:13 81:2 97:23	53:4,5,6,7,23	68:14,24 69:6	vehicle 55:17
timely 2:23 3:11	62:11,14	70:3,5,18	venue 64:20 65:9
57:23	trustee's 62:4	undefeated 37:16	veritext 100:13
times 27:8	trustees 2:19,24	underlying 53:24	version 31:19
title 57:22	3:7 26:25 29:12	82:19	32:10
tobey 13:22	99:6	understand 32:17	versions 87:22
today 19:11 26:4	try 32:1 34:13	33:14,24 36:16	versus 39:25
44:21 58:15 84:5	trying 34:22 80:6	39:7 50:1 52:2	vested 30:18 36:8
87:4,17 89:21,22	tuesday 32:8	64:18 69:21 74:19	37:5 38:5,7,17,22
95:12		85:14	41:3,3,14,22
		05.11	11.0,0,17,44

[vested - young] Page 24

45:14 49:7 51:25	32:14 34:18 37:23	working 21:9 25:1
vesting 48:14	42:24 46:7 73:12	25:10 46:3 87:16
vetted 37:14	87:5,16 93:1	92:19 94:9
victor 26:20	96:16	works 23:13
view 30:24 37:3	wedge 33:16	worth 21:2
38:22 53:7 59:16	weed 64:4	wrong 76:6 78:11
60:4 93:3	weil 10:2 11:2	wrongful 77:22
viewed 51:18	19:5 25:21 62:17	78:1,14 85:18
violating 59:4	63:10	wrongfully 85:16
virgin 91:14	weiss 9:2 11:11	85:20
visteon 41:12 58:4	went 45:23 90:25	X
vivid 52:3	95:8	x 1:6,14 50:2,4
vornado 6:2	west 14:11,19	99:1
vote 24:17	15:3 16:21 18:11	99.1
W	18:20 88:3,3	y
wachtell 6:22	westwood 5:9	yankees 37:14
18:17,18	90:2,3,21	yeah 31:25 40:9
waive 68:13,15	wharton 9:2	42:16 50:22 70:20
waived 58:15	11:11	72:2 86:9
walk 87:8	white 1:18 88:2	year 39:5 63:21
want 19:11 25:7	wholly 6:3	63:22 66:12
25:11 29:18 38:13	william 2:13 14:9	years 34:14 63:22
40:19 51:12 62:20	14:15 93:23 95:1	66:11
62:21 64:19,20	williams 18:15	yesterday 25:25
81:21 82:23 83:19	williamsport 88:3	65:7 94:6
83:24 96:5	willing 43:4	york 1:3,18 11:5
wanted 25:24	wilmington 13:20	11:14 12:5,14
	15:17	13:11 15:12,19
26:3 63:15	win 60:24	17:4,19 18:5,21
wants 84:9	winnow 95:4	58:1
warehouse 14:10 92:17 93:24	withdrawn 90:8	young 7:8 11:19
warranted 59:2	wolf 6:22 18:23	
59:21 61:5,8	wollmuth 16:18	
· · · · · · · · · · · · · · · · · · ·	30:2,6	
warren 17:16	won 19:25	
warsaw 90:12,24	wondering 64:7	
washington 12:21	word 58:8 85:4,18	
13:4	words 48:20	
way 20:16 27:17	53:14 69:5 81:19	
36:10 42:2,5 52:5	83:19	
81:6	work 24:24 32:1	
we've 19:24 20:10	42:15 47:24 61:7	
20:22 21:11,17	61:15,23	
27:7,8 30:18	<u> </u>	